



ECONOMIC AND DEMOGRAPHIC ANALYSIS OF MONTANA

VOLUME III Housing Profile

Prepared by



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VOLUME III HOUSING PROFILE

Volume III presents housing statistics by county for Montana using 1990 and 2000 Census data, including (a) the year the structure was built, (b) the number of units in the structure, (c) the number of rooms per structure, (d) the occupants per room, and (e) number of structures lacking complete plumbing or kitchen facilities. Census 2000 homeownership rates are analyzed as well. The Census forecast of 2001, 2002 and 2003 housing units is also presented as well as historical new construction permit data.

Current year data on total monthly housing costs are calculated including mortgage payment or rental payment, property taxes, insurance cost and utility costs. These costs are compared to median family income to determine affordability. Historical information on housing prices is presented as well.

HOUSING INVENTORY

According to Census 2000, there were 102.3 million housing units in the United States, with 412,633 of these units located in Montana. A housing unit is defined as a house, an apartment, a mobile home, a group of rooms, or a single room, intended for occupancy as separate living quarters. Occupants live separately from any other people in the building and have direct access from outside the building or through a common hallway.

The largest increase in housing units from 1990 to 2000 was in the 1-unit attached category (townhouse or duplex with one common wall), although 1-unit detached homes (single-family, mobile, or modular home) still represented over two-thirds, or 67% of the total housing units in the state. Although housing units lacking either complete plumbing or kitchen facilities decreased significantly, units with more than 1.5 occupants per room (defined as extreme overcrowding) increased 49.3%, or by 1,214 units from 1990 to 2000.

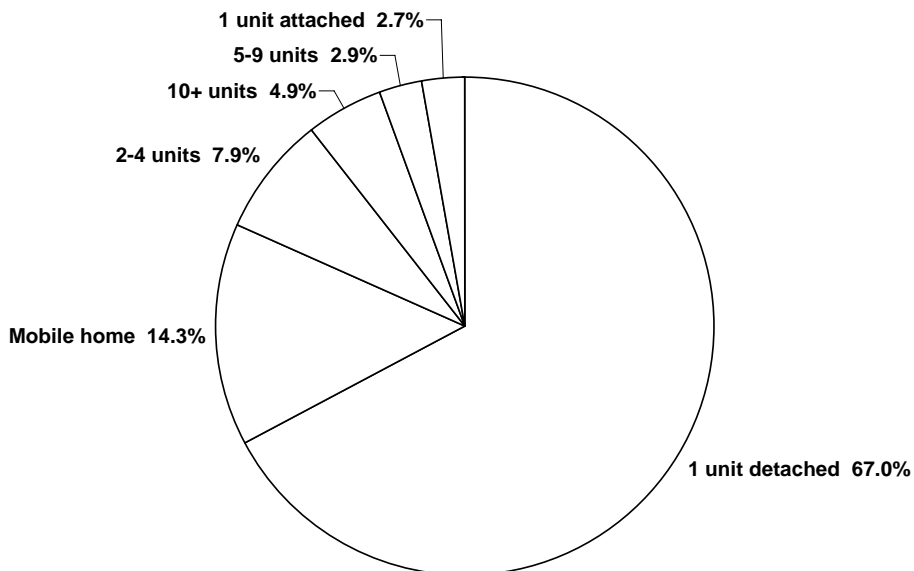
Housing units are described as lacking complete plumbing facilities if any one of these three items is not present: (1) hot and cold piped water, (2) a flushing toilet, and (3) a bathtub or shower. Housing units are described as lacking complete kitchen facilities if any one of these three items is not present: (1) a sink with piped water, (2) a range or a stove, and (3) a refrigerator.

Housing units from Census 1990 and 2000 are summarized on the following page. These units represent permanent housing, and the “other” category includes boats, RV’s, and vans that are used by households as their permanent home.

Summary Housing Characteristics for Montana U.S. Census Bureau

	1990	2000	1990-2000 % CHANGE	% (in 2000) of Total Units
Total Housing Units	361,155	412,633	14.3%	100.0%
Units in Structure				
1 unit detached	237,533	276,433	16.4%	67.0%
1 unit attached	8,432	11,044	31.0%	2.7%
2-4 units	29,327	32,776	11.8%	7.9%
5-9 units	10,376	11,854	14.2%	2.9%
10+ units	16,931	20,288	19.8%	4.9%
Mobile Home	54,046	58,957	9.1%	14.3%
Other	4,510	1,281	-71.6%	0.3%
Occupants per Room				
Occupied Housing Units	306,163	358,667	17.1%	86.9%
1.00 or less	297,277	347,425	16.9%	84.2%
1.01 to 1.50	6,424	7,566	17.8%	1.8%
1.51+	2,462	3,676	49.3%	0.9%
Lacking Facilities				
Lack Complete Plumbing	7,011	2,776	-60.4%	0.7%
Lack Complete Kitchen	6,517	3,775	-42.1%	0.9%

TOTAL HOUSING UNITS – by Units per Structure



The detail by county of units by structure size is shown in Table III.1 following. The table represents the total number of housing units categorized by the size of the structure. It does not represent the number of structures.

The Census Bureau also estimates housing units annually, using the most recent census figures as their base. Total housing units in Montana increased by 1.7%, or 7,093 units from 2000 to 2003. The increase from 2002 to 2003 (2,620 units) was 50% greater than the increase from 2001 to 2002 (1,744 units). These figures are consistent with the increase in housing permits presented later in this volume.

Forty of Montana's counties had decreases in total units (1% or less), while 16 counties showed an increase in total units. Four counties had increases over 2%: Flathead (2.6% increase), Yellowstone (3.2% increase), Missoula (5.3% increase) and Gallatin (6.8% increase). Housing units estimates by county are shown in Table III.2 following.

TABLE III.1
NUMBER OF UNITS BY STRUCTURE SIZE
2000 CENSUS

COUNTY	Housing Units	Housing Units by Structure Size									
		1 Unit Detached	1 Unit Attached	2 Units	3-4 Units	5-9 Units	10-19 Units	20-49 Units	50+ Units	Mobile Home	Boat, RV Van, etc.
Beaverhead	4,571	3,064	79	202	130	62	60	58	64	826	26
Big Horn	4,655	3,286	116	80	83	62	25	79	4	914	6
Blaine	2,947	2,092	22	113	88	71	68	39	0	442	12
Broadwater	2,002	1,352	14	23	69	23	23	2	0	456	40
Carbon	5,494	4,251	71	104	134	69	31	18	0	797	19
Carter	811	581	14	7	2	2	13	0	0	190	2
Cascade	35,225	21,850	1,553	1,488	1,872	1,396	1,348	1,233	894	3,521	70
Chouteau	2,776	2,215	41	34	24	26	57	2	0	373	4
Custer	5,360	3,631	64	195	291	269	130	53	5	722	0
Daniels	1,154	987	6	16	22	18	17	0	0	88	0
Dawson	4,168	3,144	70	89	128	97	69	31	7	518	15
Deer Lodge	4,958	3,879	139	115	151	59	68	158	97	289	3
Fallon	1,410	1,024	8	31	36	18	14	3	0	276	0
Fergus	5,558	3,955	42	64	195	135	58	106	63	926	14
Flathead	34,773	23,829	830	932	1,422	602	453	453	492	5,640	120
Gallatin	29,489	16,930	1,575	1,382	2,859	1,152	699	619	485	3,736	52
Garfield	961	716	9	9	15	0	0	0	0	208	4
Glacier	5,243	3,518	214	193	118	181	80	37	6	857	39
Golden Valley	450	372	9	0	0	4	0	0	0	65	0
Granite	2,074	1,552	10	18	40	8	5	0	0	437	4
Hill	7,453	4,836	183	278	377	322	159	76	154	1,053	15
Jefferson	4,199	3,282	31	34	50	16	43	14	0	705	24
Judith Basin	1,325	996	18	11	4	0	4	17	0	273	2
Lake	13,605	10,208	96	300	327	223	69	112	55	2,130	85
Lewis and Clark	25,672	16,175	585	1,062	1,662	638	544	356	561	4,017	72
Liberty	1,070	715	21	22	9	83	10	46	2	162	0
Lincoln	9,319	6,587	62	120	146	107	67	34	10	2,096	90
McCone	1,087	865	6	14	20	18	0	3	0	159	2
Madison	4,671	3,227	178	86	112	146	141	41	51	672	17
Meagher	1,363	1,015	8	21	19	35	2	0	0	244	19
Mineral	1,961	1,235	20	28	27	20	0	0	0	592	39
Missoula	41,319	24,835	1,233	2,078	2,936	1,460	1,065	766	1,319	5,528	99
Musselshell	2,317	1,659	37	31	43	28	20	0	0	473	26
Park	8,247	5,731	146	257	257	186	139	137	71	1,307	16
Petroleum	292	218	0	0	0	6	0	0	0	68	0
Phillips	2,502	1,819	17	30	107	69	43	0	0	405	12
Pondera	2,834	2,081	77	43	34	173	48	25	0	353	0
Powder River	1,007	682	0	15	11	6	7	0	0	279	7
Powell	2,930	2,166	29	40	53	60	32	39	0	509	2
Prairie	718	568	2	3	6	11	11	13	0	102	2
Ravalli	15,946	11,833	267	344	354	154	134	162	92	2,533	73
Richland	4,557	3,231	43	130	220	151	56	71	104	551	0
Roosevelt	4,044	3,138	75	105	90	62	66	5	0	503	0
Rosebud	3,912	2,314	149	116	138	67	50	23	28	1,003	24
Sanders	5,271	3,775	70	58	65	67	28	29	0	1,132	47
Sheridan	2,167	1,724	13	40	89	52	21	0	0	228	0
Silver Bow	16,176	11,281	279	702	664	592	338	402	338	1,570	10
Stillwater	3,947	2,934	27	39	63	45	11	37	0	763	28
Sweet Grass	1,860	1,423	29	26	37	30	8	5	0	272	30
Teton	2,910	2,261	56	53	25	102	27	22	33	331	0
Toole	2,300	1,648	55	51	48	107	54	34	13	290	0
Treasure	422	313	2	0	0	0	14	0	0	91	2
Valley	4,847	3,172	367	142	646	102	56	22	2	331	7
Wheatland	1,154	885	11	13	36	17	6	0	0	178	8
Wibaux	587	418	2	15	29	2	21	2	0	98	0
Yellowstone	54,563	34,955	1,964	2,368	2,623	2,443	1,114	951	1,377	6,675	93
MONTANA	412,633	276,433	11,044	13,770	19,006	11,854	7,626	6,335	6,327	58,957	1,281

TABLE III.2
MONTANA HOUSING UNIT ESTIMATES
U.S. CENSUS BUREAU

COUNTY	Census 2000	7/1/2000 Estimate	7/1/2001 Estimate	7/1/2002 Estimate	7/1/2003 Estimate	% Change 2000-2003
Beaverhead	4,571	4,571	4,572	4,568	4,554	-0.4%
Big Horn	4,655	4,657	4,664	4,661	4,662	0.2%
Blaine	2,947	2,946	2,944	2,940	2,936	-0.4%
Broadwater	2,002	2,004	2,010	2,013	2,015	0.6%
Carbon	5,494	5,495	5,500	5,493	5,478	-0.3%
Carter	811	811	810	808	805	-0.7%
Cascade	35,225	35,241	35,310	35,415	35,469	0.7%
Chouteau	2,776	2,775	2,769	2,761	2,752	-0.9%
Custer	5,360	5,360	5,362	5,353	5,343	-0.3%
Daniels	1,154	1,153	1,149	1,145	1,140	-1.2%
Dawson	4,168	4,167	4,163	4,153	4,144	-0.6%
Deer Lodge	4,958	4,954	4,941	4,931	4,924	-0.7%
Fallon	1,410	1,410	1,408	1,406	1,403	-0.5%
Fergus	5,558	5,556	5,548	5,532	5,528	-0.5%
Flathead	34,773	34,830	35,064	35,317	35,682	2.6%
Gallatin	29,489	29,661	30,349	30,899	31,507	6.8%
Garfield	961	960	958	954	950	-1.1%
Glacier	5,243	5,242	5,240	5,230	5,219	-0.5%
Golden Valley	450	450	448	446	443	-1.6%
Granite	2,074	2,072	2,066	2,056	2,049	-1.2%
Hill	7,453	7,453	7,453	7,445	7,438	-0.2%
Jefferson	4,199	4,199	4,197	4,187	4,176	-0.5%
Judith Basin	1,325	1,324	1,319	1,313	1,306	-1.4%
Lake	13,605	13,617	13,665	13,705	13,755	1.1%
Lewis and Clark	25,672	25,692	25,774	25,785	25,842	0.7%
Liberty	1,070	1,069	1,067	1,063	1,059	-1.0%
Lincoln	9,319	9,326	9,355	9,359	9,350	0.3%
Madison	4,671	4,668	4,656	4,636	4,633	-0.8%
McCone	1,087	1,086	1,084	1,081	1,078	-0.8%
Meagher	1,363	1,362	1,356	1,349	1,342	-1.5%
Mineral	1,961	1,963	1,971	1,970	1,973	0.6%
Missoula	41,319	41,457	42,011	42,472	43,515	5.3%
Musselshell	2,317	2,316	2,314	2,307	2,300	-0.7%
Park	8,247	8,247	8,247	8,252	8,279	0.4%
Petroleum	292	292	291	290	289	-1.0%
Phillips	2,502	2,500	2,494	2,484	2,474	-1.1%
Pondera	2,834	2,833	2,828	2,822	2,814	-0.7%
Powder River	1,007	1,007	1,007	1,005	1,003	-0.4%
Powell	2,930	2,929	2,924	2,918	2,908	-0.8%
Prairie	718	717	715	712	710	-1.1%
Ravalli	15,946	15,962	16,026	16,062	16,125	1.1%
Richland	4,557	4,557	4,559	4,552	4,551	-0.1%
Roosevelt	4,044	4,043	4,039	4,030	4,022	-0.5%
Rosebud	3,912	3,915	3,926	3,929	3,936	0.6%
Sanders	5,271	5,274	5,287	5,287	5,281	0.2%
Sheridan	2,167	2,165	2,159	2,152	2,144	-1.1%
Silver Bow	16,176	16,171	16,150	16,150	16,108	-0.4%
Stillwater	3,947	3,952	3,970	3,984	3,986	1.0%
Sweet Grass	1,860	1,865	1,885	1,895	1,890	1.6%
Teton	2,910	2,909	2,906	2,903	2,894	-0.5%
Toole	2,300	2,299	2,297	2,294	2,287	-0.6%
Treasure	422	422	421	420	419	-0.7%
Valley	4,847	4,844	4,833	4,818	4,804	-0.9%
Wheatland	1,154	1,153	1,148	1,142	1,135	-1.6%
Wibaux	587	587	586	584	581	-1.0%
Yellowstone	54,563	54,683	55,166	55,668	56,316	3.2%
MONTANA	412,633	413,172	415,362	417,106	419,726	1.7%

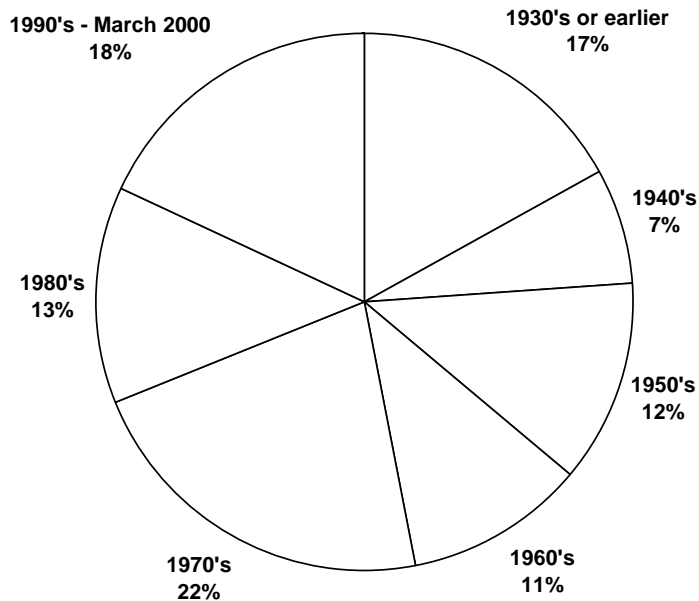
HOUSING CHARACTERISTICS

Housing characteristics collected by the Census Bureau include the year structure was built, number of rooms per structure, number of occupants per room, and units lacking complete kitchen or plumbing facilities.

Year Structure was Built

Based on Census 2000 data, the age of Montana's housing units are as follows:

<u>Year Built</u>	<u>Approx. Age</u>	<u>% of Occupied Units</u>
1939 or earlier	61+ years	17%
1940-1949	51-60 years	7%
1950-1959	41-50 years	12%
1960-1969	31-40 years	11%
1970-1979	21-30 years	22%
1980-1989	11-20 years	13%
1990-1994	6-10 years	7%
1995-1998	2-5 years	8%
1999-March 2000	1 year or less	<u>3%</u>
		100%



As of March 2000, almost one-half (47%) of Montana's housing units were 31 years old or older (built in the 1960's or earlier), while only 18% were 10 years old or less. The detail by county of the year structure was built is Table III.3 on the following page.

TABLE III.3
YEAR STRUCTURE BUILT FOR MONTANA
2000 CENSUS

COUNTY	Total Housing Units	1939 or Earlier	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1994	1995-1998	1999 to March 2000
Beaverhead	4,571	903	367	478	558	967	618	198	422	60
Big Horn	4,655	632	361	505	612	1,271	846	157	197	74
Blaine	2,947	699	227	307	293	724	447	94	127	29
Broadwater	2,002	443	95	124	103	509	268	184	148	128
Carbon	5,494	1,711	385	380	412	968	610	293	499	236
Carter	811	238	81	97	78	164	83	33	28	9
Cascade	35,225	6,591	3,072	6,208	6,443	6,600	2,897	1,152	1,653	609
Chouteau	2,776	963	244	388	265	388	240	75	199	14
Custer	5,360	1,604	525	631	536	1,299	399	156	164	46
Daniels	1,154	426	138	193	99	168	75	28	25	2
Dawson	4,168	1,024	353	857	491	898	467	48	22	8
Deer Lodge	4,958	1,860	608	964	458	588	156	111	158	55
Fallon	1,410	302	131	224	186	283	166	47	54	17
Fergus	5,558	1,906	471	785	520	891	453	196	290	46
Flathead	34,773	3,658	2,009	2,885	3,273	7,644	5,934	3,653	4,441	1,276
Gallatin	29,489	3,592	1,159	1,810	2,423	6,505	4,511	3,246	4,522	1,721
Garfield	961	276	59	77	126	184	141	29	54	15
Glacier	5,243	528	491	692	620	1,354	802	393	297	66
Golden Valley	450	181	41	28	52	67	36	13	17	15
Granite	2,074	495	146	239	212	408	246	144	141	43
Hill	7,453	1,359	776	1,432	681	1,835	920	182	208	60
Jefferson	4,199	616	191	208	283	1,231	613	455	477	125
Judith Basin	1,325	460	108	119	123	224	154	73	51	13
Lake	13,605	1,671	688	891	1,642	3,156	2,408	1,408	1,315	426
Lewis & Clark	25,672	4,578	1,175	2,290	2,703	6,451	3,699	1,748	2,413	615
Liberty	1,070	260	100	176	95	229	116	30	60	4
Lincoln	9,319	897	588	945	1,347	2,000	1,525	869	825	323
McCone	1,087	252	113	261	152	171	89	11	30	8
Madison	4,671	923	192	298	325	916	672	558	606	181
Meagher	1,363	393	146	189	142	209	144	58	64	18
Mineral	1,961	202	93	261	220	493	263	164	188	77
Missoula	41,319	5,122	2,377	4,321	5,311	10,038	4,897	3,710	4,283	1,260
Musselshell	2,317	708	219	153	180	486	274	102	152	43
Park	8,247	2,279	595	674	660	1,454	949	603	767	266
Petroleum	292	83	45	19	22	36	33	20	29	5
Philips	2,502	716	160	264	227	628	340	59	100	8
Ponderosa	2,834	623	340	570	316	477	269	110	98	31
Powder River	1,007	170	107	112	116	243	137	57	50	15
Powell	2,930	886	286	357	246	520	302	126	178	29
Prairie	718	325	82	82	52	99	36	15	12	15
Ravalli	15,946	1,910	645	994	1,007	3,806	2,519	2,090	2,249	726
Richland	4,557	962	387	618	526	1,039	658	153	108	106
Roosevelt	4,044	723	379	572	463	824	678	191	151	63
Rosebud	3,912	539	221	212	327	1,262	937	220	154	40
Sanders	5,271	736	356	561	558	1,189	822	401	491	157
Sheridan	2,167	674	211	332	233	367	259	22	49	20
Silverbow	16,176	6,556	1,504	2,094	1,373	2,384	907	452	780	126
Stillwater	3,947	729	349	371	326	723	567	270	463	149
Sweet Grass	1,860	578	95	162	190	327	172	110	152	74
Teton	2,910	787	476	349	256	442	244	145	151	60
Toole	2,300	522	316	455	269	356	217	78	68	19
Treasure	422	143	57	33	34	66	60	5	17	7
Valley	4,847	984	330	1,391	1,033	560	380	52	75	42
Wheatland	1,154	460	120	174	83	159	100	13	35	10
Wibaux	587	208	54	75	47	84	70	13	23	13
Yellowstone	54,563	5,219	4,037	8,943	6,423	13,376	8,495	2,927	3,801	1,342
Montana	412,633	72,285	28,881	48,830	45,751	89,740	54,320	27,750	34,131	10,945

Number of Rooms per Structure

The number of total rooms per structure is reported by room for 1 - 8 rooms, for 9 or more rooms, and for the median number of rooms. Median is the number where one-half of the structures have more rooms, and one-half of the structures have fewer rooms. In Montana, the median number of rooms is 5.3, and the median by county ranges from 4.6 rooms (Granite) to 5.9 rooms (Dawson). See Table III.4 following for detail by county.

From 1990 to 2000, the category with the greatest percentage increase was 8 rooms (32% increase). However, this category only makes up 9% of occupied housing units:

<u>Number of Rooms</u>	<u>% of Occupied Housing Units</u>	<u>% Change 1990 to 2000</u>
1	2%	31% increase
2	5%	28% increase
3	9%	7% increase
4	18%	4% decrease
5	21%	11% increase
6	15%	15% increase
7	11%	28% increase
8	9%	32% increase
9+	10%	30% increase

In 2000, 54% of Montana's occupied housing units had between 4 and 6 rooms; however these three categories combined only increased 7% between 1990 and 2000. While units with 7 or more rooms were 30% of occupied units, these three categories increased 96% between 1990 and 2000.

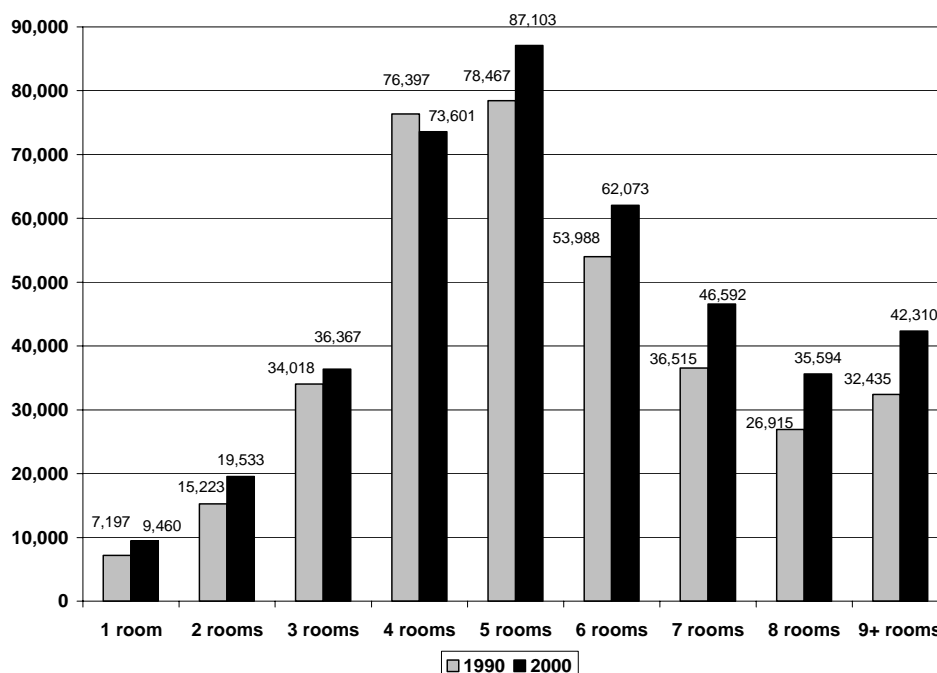


TABLE III.4
NUMBER OF ROOMS PER STRUCTURE FOR MONTANA
2000 CENSUS

COUNTY	1 Room	2 Rooms	3 Rooms	4 rooms	5 Rooms	6 Rooms	7 Rooms	8 Rooms	9+ Rooms	Median Rooms
Beaverhead	119	291	430	881	860	625	509	347	509	5.2
Big Horn	70	214	375	908	1,414	800	436	232	206	5.0
Blaine	46	84	294	541	763	536	291	164	228	5.2
Broadwater	38	69	166	278	517	279	232	195	228	5.4
Carbon	105	177	482	1,043	1,263	979	596	414	435	5.2
Carter	15	9	74	148	206	162	73	39	85	5.3
Cascade	815	1,885	3,180	6,613	6,780	4,828	4,023	3,469	3,632	5.3
Chouteau	21	53	203	417	680	492	318	260	332	5.5
Custer	64	197	438	1,077	1,044	726	547	482	785	5.4
Daniels	5	24	99	169	288	192	143	74	160	5.5
Dawson	27	96	260	638	819	577	493	459	799	5.9
Deer Lodge	199	181	543	1,125	1,109	774	392	393	242	4.9
Fallon	6	20	90	182	346	216	184	181	185	5.8
Fergus	104	183	435	974	1,316	935	726	391	494	5.3
Flathead	932	1,737	3,175	6,158	7,442	5,572	4,075	2,672	3,010	5.2
Gallatin	530	1,588	2,547	5,121	5,986	4,345	3,490	2,565	3,317	5.3
Garfield	65	39	87	230	215	130	92	42	61	4.8
Glacier	115	310	462	1,160	1,211	869	540	337	239	5.0
Golden Valley	7	13	31	91	118	95	33	26	36	5.2
Granite	132	169	246	466	405	238	202	89	127	4.6
Hill	126	281	735	1,428	1,403	1,006	924	685	865	5.3
Jefferson	81	141	297	525	773	787	552	480	563	5.9
Judith Basin	14	70	90	218	331	220	123	137	122	5.3
Lake	386	642	1,395	2,441	2,771	2,138	1,551	1,149	1,132	5.2
Lewis & Clark	673	1,294	2,096	4,608	5,017	3,589	2,821	2,501	3,073	5.3
Liberty	11	43	91	149	207	134	161	111	163	5.8
Lincoln	234	590	901	1,712	2,354	1,474	995	554	505	5.0
McCone	4	20	65	171	224	197	170	101	135	5.8
Madison	241	268	390	897	1,058	761	503	299	254	5.0
Meagher	80	86	134	300	259	227	105	56	116	4.8
Mineral	80	110	233	440	447	257	191	84	119	4.8
Missoula	1,518	2,631	4,128	7,617	8,163	5,292	4,424	3,407	4,139	5.1
Musselshell	43	65	205	468	600	351	219	165	201	5.1
Park	334	484	807	1,458	1,789	1,238	965	540	632	5.1
Petroleum	3	5	28	73	75	46	16	29	17	5.0
Philips	64	99	272	453	494	388	243	213	276	5.2
Ponderosa	41	155	262	462	610	461	316	257	270	5.3
Powder River	22	25	73	179	256	122	127	111	92	5.3
Powell	53	125	246	489	706	505	356	170	280	5.3
Prairie	11	40	17	129	161	113	65	96	86	5.5
Ravalli	246	593	1,404	2,694	3,690	2,960	1,941	1,109	1,309	5.3
Richland	34	151	349	765	1,058	554	479	575	592	5.4
Roosevelt	26	108	258	681	1,090	833	465	265	318	5.4
Rosebud	81	272	313	576	1,002	604	478	241	345	5.2
Sanders	150	267	594	1,090	1,296	832	525	259	258	4.9
Sheridan	9	52	124	372	454	381	301	194	280	5.7
Silverbow	312	583	1,488	3,520	3,702	2,247	1,752	1,199	1,373	5.1
Stillwater	58	184	290	629	907	662	503	376	338	5.4
Sweet Grass	70	106	156	304	383	315	184	172	170	5.3
Teton	51	119	176	480	696	530	346	272	240	5.4
Toole	41	90	217	396	447	312	357	215	225	5.4
Treasure	8	10	25	55	120	101	50	33	20	5.4
Valley	23	93	309	673	1,106	1,334	478	331	500	5.7
Wheatland	8	47	87	239	258	185	119	91	120	5.3
Wibaux	39	24	40	94	125	93	54	52	66	5.3
Yellowstone	870	2,321	4,455	8,596	10,289	7,454	6,338	6,234	8,006	5.6
Montana	9,460	19,533	36,367	73,601	87,103	62,073	46,592	35,594	42,310	5.3

Number of Occupants per Room

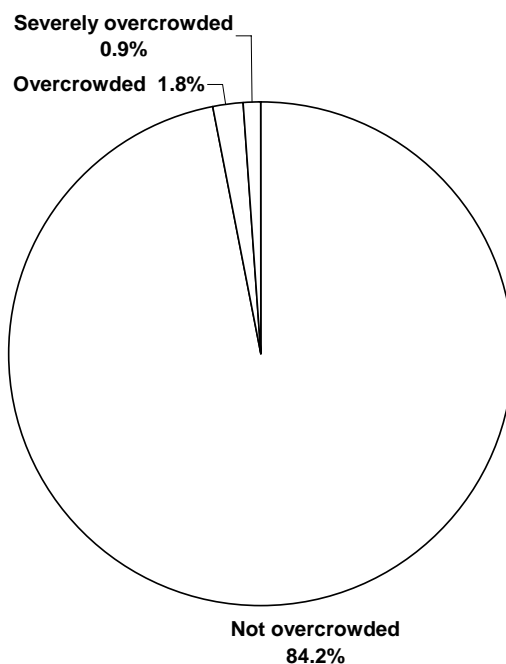
The Census defines more than one person per room (total rooms in the home, not just bedrooms) as overcrowding; more than 1.50 persons per room is defined as extreme overcrowding. In 2000, 3.1% (11,242) of Montana's households were considered overcrowded and one-third (3,676) of those were considered extremely overcrowded. In 1990, 2.5% (8,886) of households were considered overcrowded. There was a 27% increase in the number of households defined as overcrowded between 1990 and 2000.

OCCUPANTS PER ROOM

1.00 and less = not overcrowded

1.01 to 1.50 = overcrowded

1.51 and over = severely overcrowded



Detail by county of number of occupants per room (Table III.5) is on the next page.

Maps showing overcrowding by county also follow:

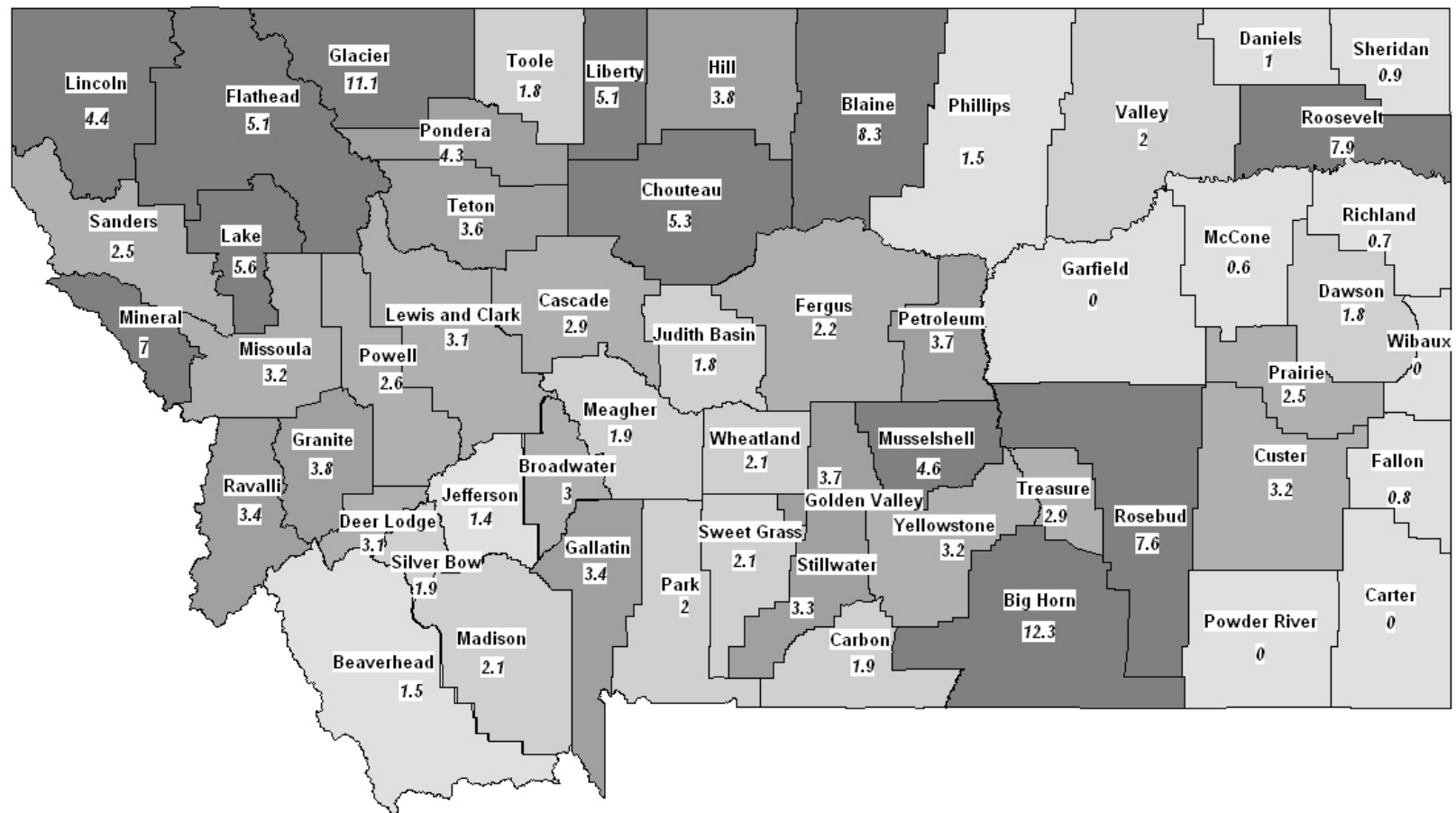
Percent of Renter Households with Overcrowding

Percent of Renter Households with Extreme Overcrowding

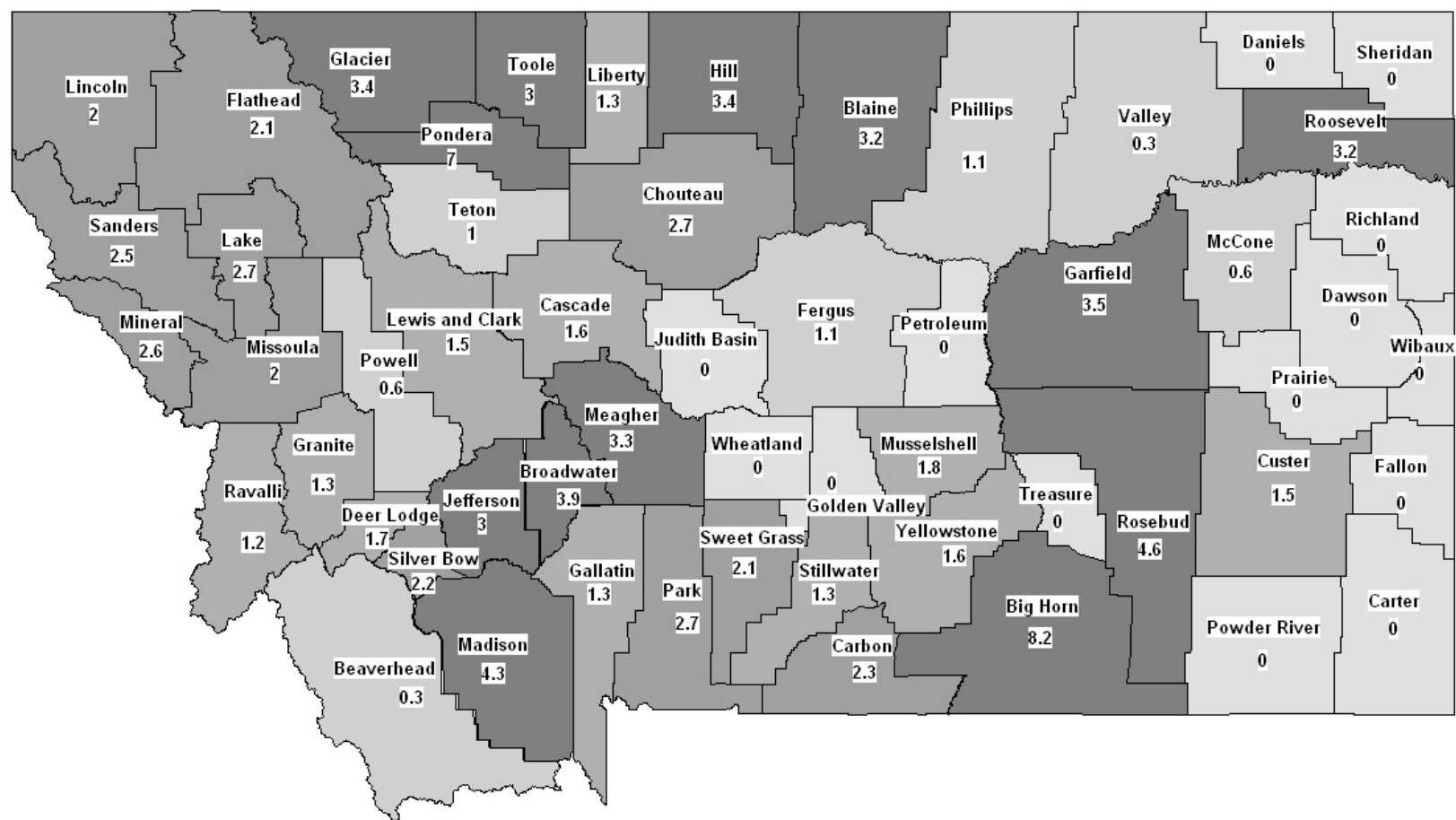
Percent of Owner Households with Overcrowding

Percent of Owner Households with Extreme Overcrowding

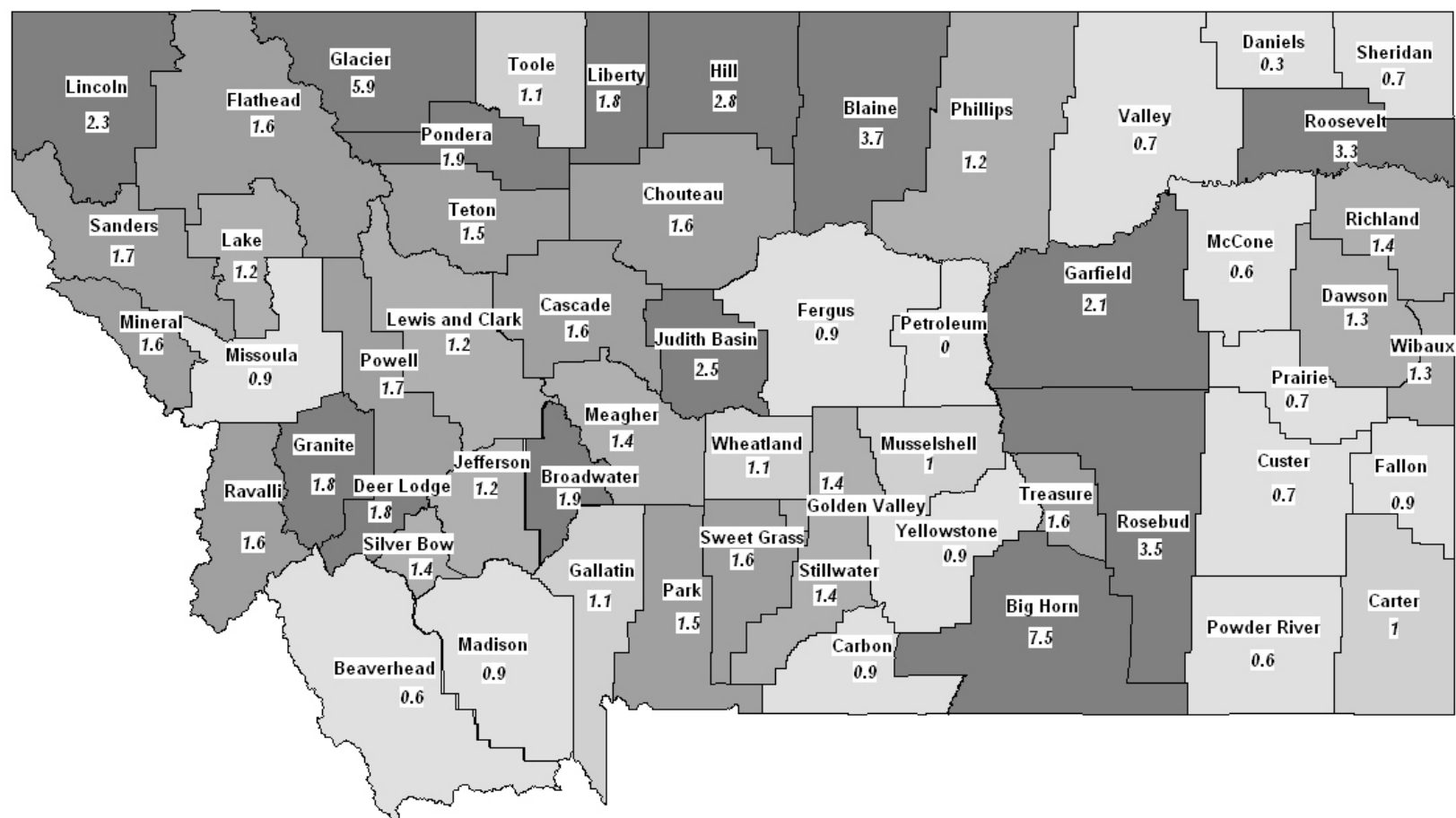
Percent of Renter Households with Overcrowding - Census 2000



Percent of Renter Households with Extreme Overcrowding - Census 2000



Percent of Owner Households with Overcrowding - Census 2000



Percent of Owner Households with Extreme Overcrowding - Census 2000

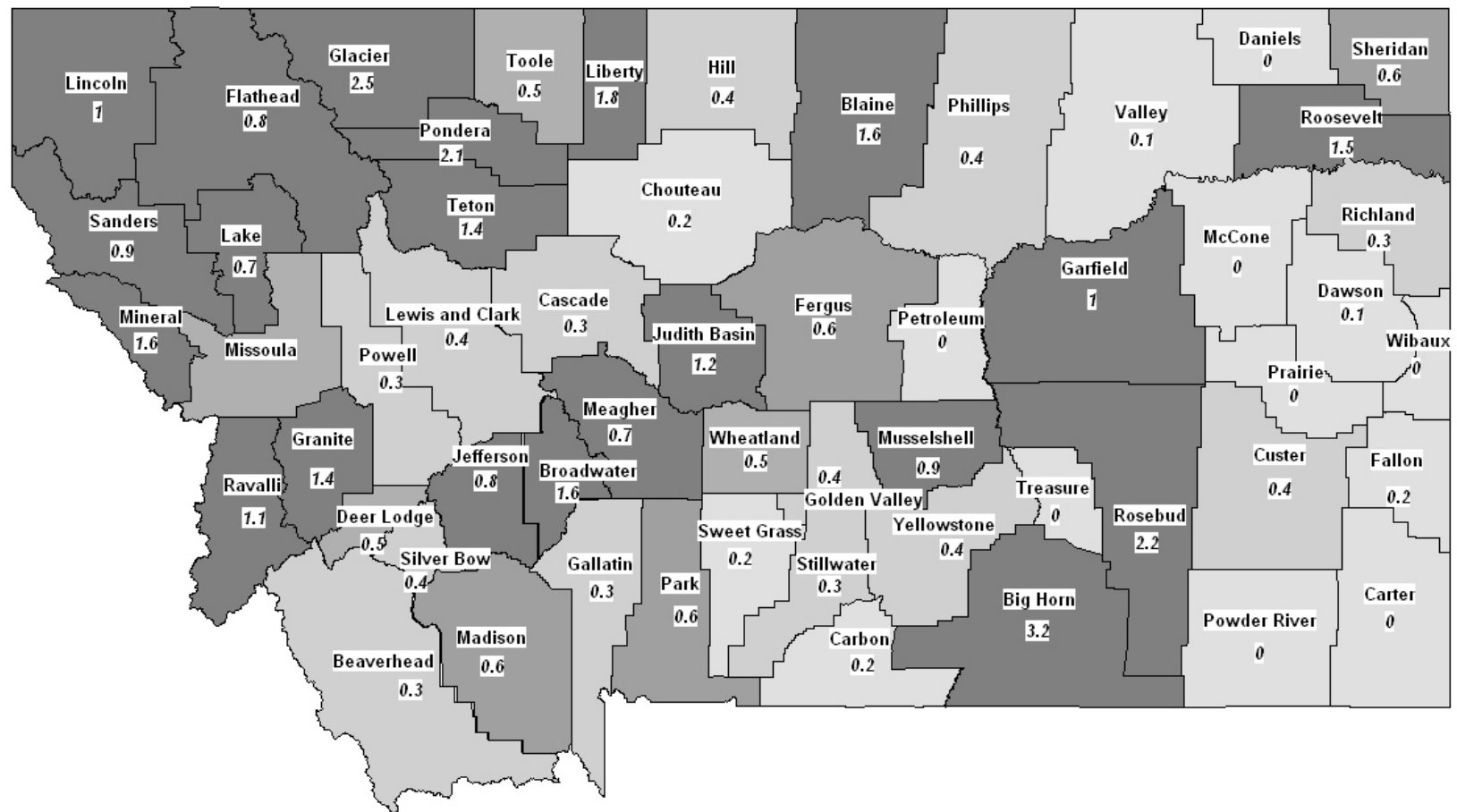


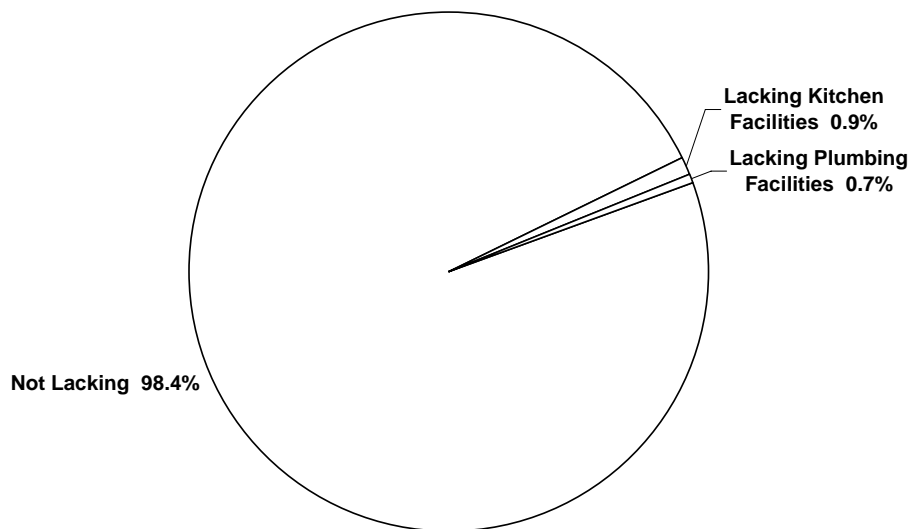
TABLE III.5
OCCUPANTS PER ROOM FOR MONTANA
2000 CENSUS

COUNTY	Total Occupied Housing Units	Less Than 1.00 Persons Per Room	% of Total Units	1.01 to 1.50 Persons Per Room	% of Total Units	1.51 Persons and Over Per Room	% of Total Units
Beaverhead	3,684	3,639	98.8%	34	0.9%	11	0.3%
Big Horn	3,924	3,368	85.8%	361	9.2%	195	5.0%
Blaine	2,501	2,308	92.3%	138	5.5%	55	2.2%
Broadwater	1,752	1,678	95.8%	38	2.2%	36	2.1%
Carbon	4,065	3,986	98.1%	48	1.2%	31	0.8%
Carter	543	539	99.3%	4	0.7%	0	0.0%
Cascade	32,547	31,626	97.2%	680	2.1%	241	0.7%
Chouteau	2,226	2,142	96.2%	62	2.8%	22	1.0%
Custer	4,768	4,664	97.8%	67	1.4%	37	0.8%
Daniels	892	888	99.6%	4	0.4%	0	0.0%
Dawson	3,625	3,569	98.5%	53	1.5%	3	0.1%
Deer Lodge	3,995	3,879	97.1%	84	2.1%	32	0.8%
Fallon	1,140	1,128	98.9%	10	0.9%	2	0.2%
Fergus	4,860	4,767	98.1%	59	1.2%	34	0.7%
Flathead	29,588	28,502	96.3%	745	2.5%	341	1.2%
Gallatin	26,323	25,633	97.4%	513	1.9%	177	0.7%
Garfield	532	515	96.8%	8	1.5%	9	1.7%
Glacier	4,304	3,844	89.3%	338	7.9%	122	2.8%
Golden Valley	365	357	97.8%	7	1.9%	1	0.3%
Granite	1,200	1,156	96.3%	28	2.3%	16	1.3%
Hill	6,457	6,157	95.4%	204	3.2%	96	1.5%
Jefferson	3,747	3,655	97.5%	47	1.3%	45	1.2%
Judith Basin	951	920	96.7%	22	2.3%	9	0.9%
Lake	10,192	9,808	96.2%	252	2.5%	132	1.3%
Lewis and Clark	22,850	22,278	97.5%	407	1.8%	165	0.7%
Liberty	833	796	95.6%	23	2.8%	14	1.7%
Lincoln	7,764	7,450	96.0%	216	2.8%	98	1.3%
McCone	810	804	99.3%	5	0.6%	1	0.1%
Madison	2,956	2,868	97.0%	37	1.3%	51	1.7%
Meagher	803	780	97.1%	12	1.5%	11	1.4%
Mineral	1,584	1,506	95.1%	48	3.0%	30	1.9%
Missoula	38,439	37,336	97.1%	684	1.8%	419	1.1%
Musselshell	1,878	1,823	97.1%	34	1.8%	21	1.1%
Park	6,828	6,624	97.0%	117	1.7%	87	1.3%
Petroleum	211	209	99.1%	2	0.9%	0	0.0%
Phillips	1,848	1,814	98.2%	23	1.2%	11	0.6%
Pondera	2,410	2,261	93.8%	63	2.6%	86	3.6%
Powder River	737	734	99.6%	3	0.4%	0	0.0%
Powell	2,422	2,366	97.7%	47	1.9%	9	0.4%
Prairie	537	531	98.9%	6	1.1%	0	0.0%
Ravalli	14,289	13,841	96.9%	290	2.0%	158	1.1%
Richland	3,878	3,823	98.6%	47	1.2%	8	0.2%
Roosevelt	3,581	3,332	93.0%	175	4.9%	74	2.1%
Rosebud	3,307	3,050	92.2%	159	4.8%	98	3.0%
Sanders	4,273	4,137	96.8%	82	1.9%	54	1.3%
Sheridan	1,741	1,720	98.8%	13	0.7%	8	0.5%
Silver Bow	14,432	14,068	97.5%	226	1.6%	138	1.0%
Stillwater	3,234	3,157	97.6%	60	1.9%	17	0.5%
Sweet Grass	1,476	1,441	97.6%	25	1.7%	10	0.7%
Teton	2,538	2,455	96.7%	51	2.0%	32	1.3%
Toole	1,962	1,912	97.5%	26	1.3%	24	1.2%
Treasure	357	350	98.0%	7	2.0%	0	0.0%
Valley	3,150	3,113	98.8%	32	1.0%	5	0.2%
Wheatland	853	838	98.2%	12	1.4%	3	0.4%
Wibaux	421	417	99.0%	4	1.0%	0	0.0%
Yellowstone	52,084	50,863	97.7%	824	1.6%	397	0.8%
MONTANA	358,667	347,425	96.9%	7,566	2.1%	3,676	1.0%

Structures Lacking Complete Plumbing or Kitchen Facilities

The absence of either complete plumbing or kitchen facilities is defined as substandard living conditions. Fortunately, only 0.8% of Montana's occupied housing units lacked complete plumbing facilities, and only 1.1% lacked complete kitchen facilities. These figures have decreased about 50% since the 1990 Census.

STRUCTURES LACKING COMPLETE FACILITIES



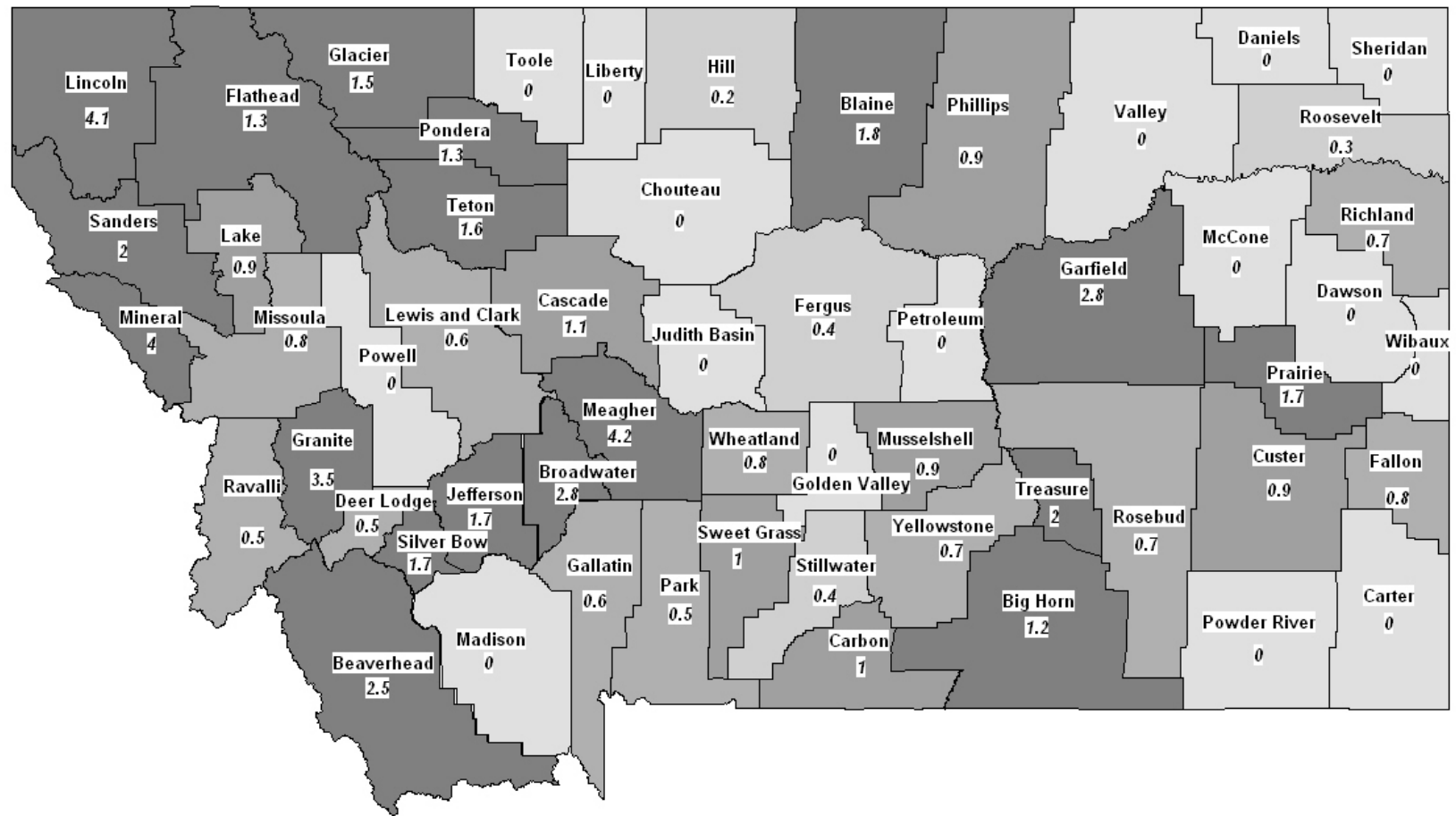
Housing units are described as lacking complete plumbing facilities if any one of these three items is not present: (1) hot and cold piped water, (2) a flushing toilet, and (3) a bathtub or shower. Housing units are described as lacking complete kitchen facilities if any one of these three items is not present: (1) a sink with piped water, (2) a range or a stove, and (3) a refrigerator.

Detail by county of structures lacking complete plumbing or kitchen facilities (Table III.6) is on the next page.

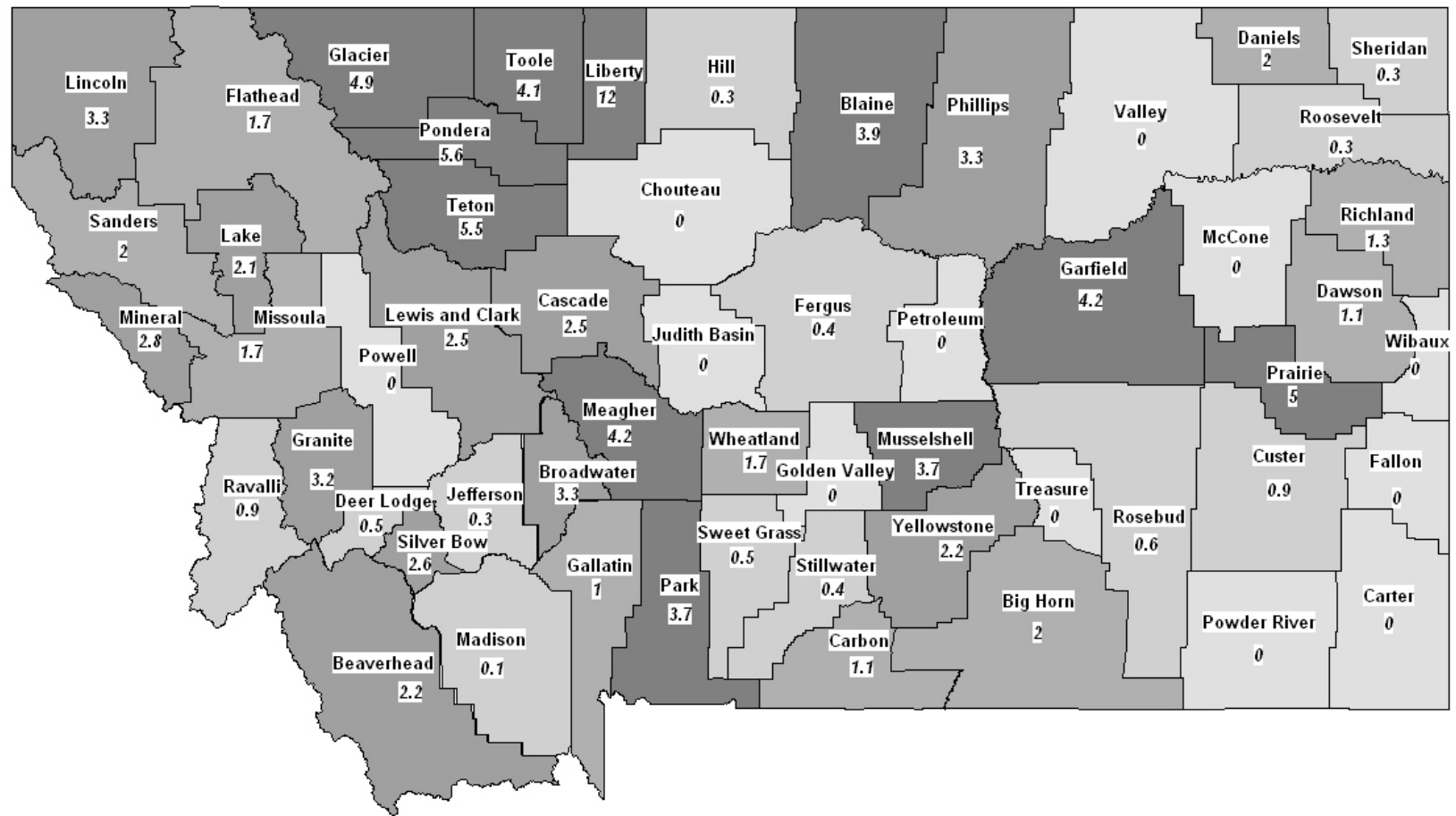
Maps showing structures that lack facilities by county also follow:

- Percent of Renter Households Lacking Complete Plumbing Facilities
- Percent of Renter Households Lacking Complete Kitchen Facilities
- Percent of Owner Households Lacking Complete Plumbing Facilities
- Percent of Owner Households Lacking Complete Kitchen Facilities

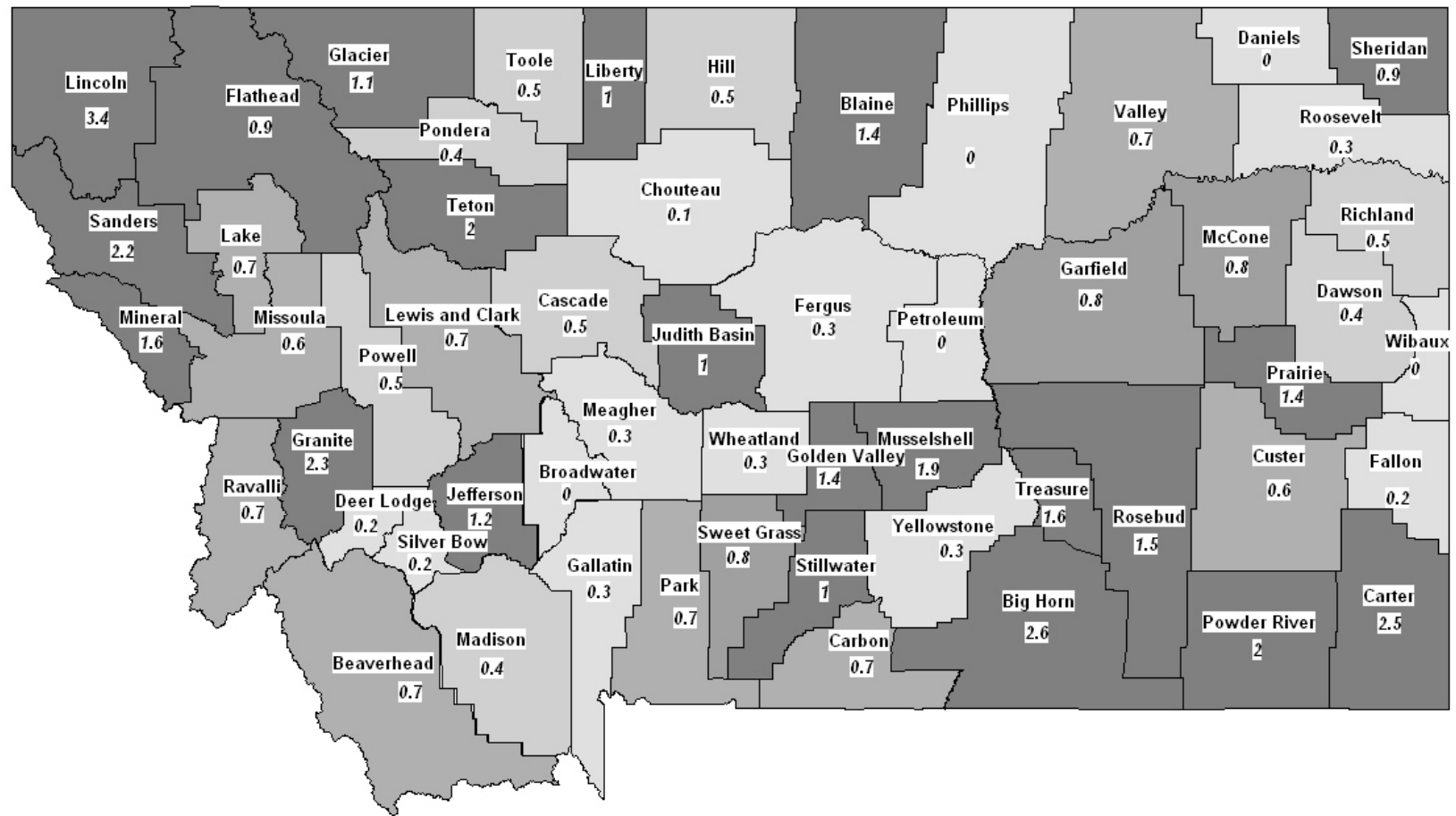
Percent of Renter Households Lacking Complete Plumbing Facilities - Census 2000



*Percent of Renter Households Lacking Complete Kitchen
Facilities - Census 2000*



*Percent of Owner Households Lacking Complete Plumbing
Facilities - Census 2000*



Percent of Owner Households Lacking Complete Kitchen Facilities - Census 2000

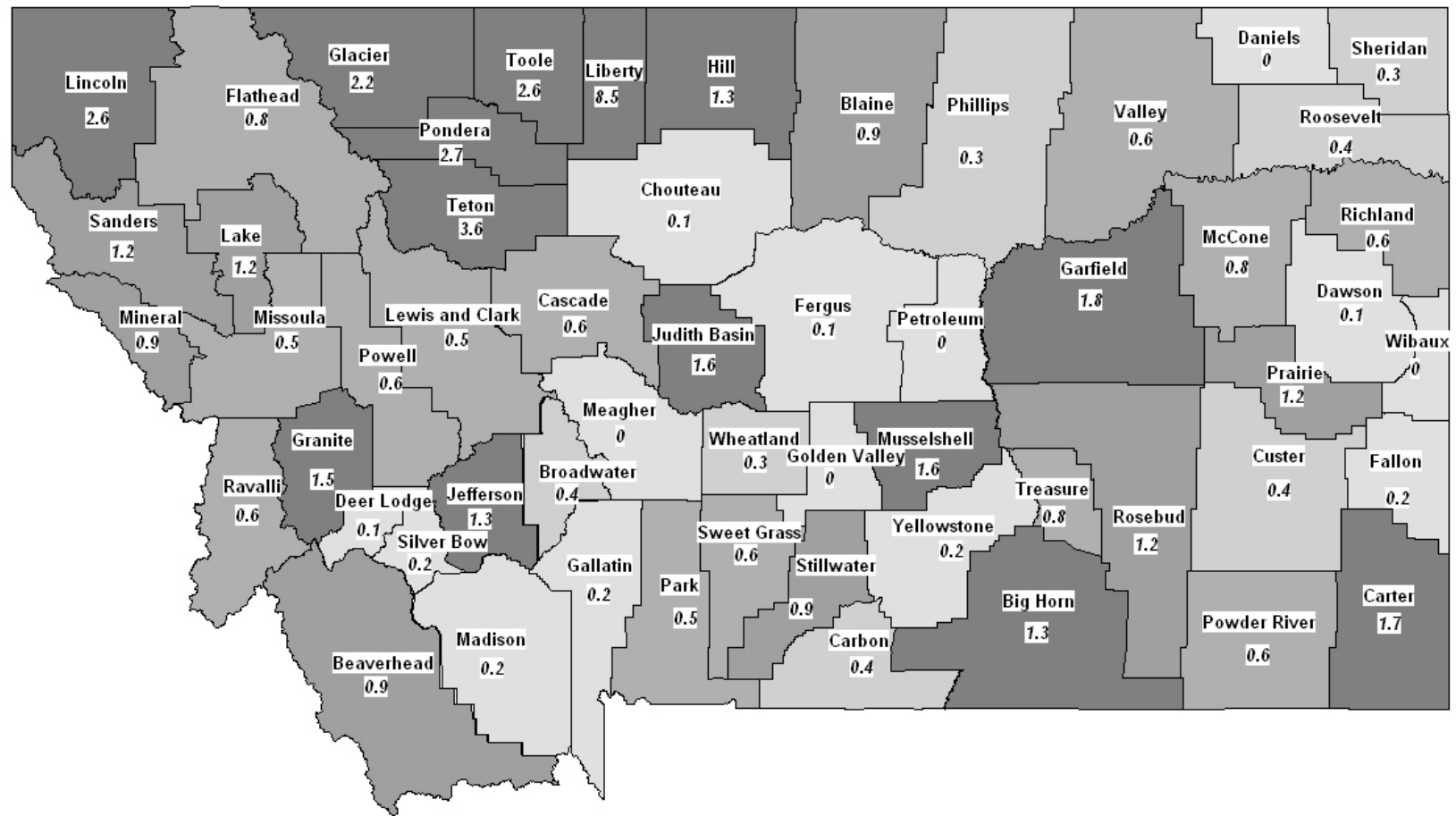


TABLE III.6
STRUCTURES LACKING COMPLETE PLUMBING AND KITCHEN FACILITIES
2000 CENSUS

COUNTY	Total Occupied Housing Units	Lacking Complete Plumbing Facilities	% of Total Units	Lacking Complete Kitchen Facilities	% of Total Units
Beaverhead	3,684	50	1.4%	51	1.4%
Big Horn	3,924	81	2.1%	61	1.6%
Blaine	2,501	39	1.6%	51	2.0%
Broadwater	1,752	10	0.6%	18	1.0%
Carbon	4,065	31	0.8%	25	0.6%
Carter	543	10	1.8%	7	1.3%
Cascade	32,547	221	0.7%	406	1.2%
Chouteau	2,226	2	0.1%	2	0.1%
Custer	4,768	33	0.7%	27	0.6%
Daniels	892	0	0.0%	4	0.4%
Dawson	3,625	10	0.3%	14	0.4%
Deer Lodge	3,995	10	0.3%	8	0.2%
Fallon	1,140	4	0.4%	2	0.2%
Fergus	4,860	17	0.3%	7	0.1%
Flathead	29,588	301	1.0%	298	1.0%
Gallatin	26,323	113	0.4%	123	0.5%
Garfield	532	7	1.3%	13	2.4%
Glacier	4,304	53	1.2%	140	3.3%
Golden Valley	365	4	1.1%	0	0.0%
Granite	1,200	31	2.6%	23	1.9%
Hill	6,457	25	0.4%	60	0.9%
Jefferson	3,747	48	1.3%	42	1.1%
Judith Basin	951	7	0.7%	12	1.3%
Lake	10,192	80	0.8%	145	1.4%
Lewis & Clark	22,850	150	0.7%	255	1.1%
Liberty	833	6	0.7%	79	9.5%
Lincoln	7,764	277	3.6%	212	2.7%
McCone	810	5	0.6%	5	0.6%
Madison	2,956	8	0.3%	5	0.2%
Meagher	803	11	1.4%	9	1.1%
Mineral	1,584	35	2.2%	22	1.4%
Missoula	38,439	259	0.7%	358	0.9%
Musselshell	1,878	32	1.7%	39	2.1%
Park	6,828	44	0.6%	110	1.6%
Petroleum	211	0	0.0%	0	0.0%
Philips	1,848	5	0.3%	22	1.2%
Ponderosa	2,410	16	0.7%	85	3.5%
Powder River	737	11	1.5%	3	0.4%
Powell	2,422	9	0.4%	10	0.4%
Prairie	537	8	1.5%	11	2.0%
Ravalli	14,289	96	0.7%	98	0.7%
Richland	3,878	22	0.6%	30	0.8%
Roosevelt	3,581	11	0.3%	14	0.4%
Rosebud	3,307	41	1.2%	33	1.0%
Sanders	4,273	93	2.2%	58	1.4%
Sheridan	1,741	13	0.7%	5	0.3%
Silverbow	14,432	96	0.7%	135	0.9%
Stillwater	3,234	27	0.8%	25	0.8%
Sweet Grass	1,476	13	0.9%	9	0.6%
Teton	2,538	49	1.9%	103	4.1%
Toole	1,962	7	0.4%	59	3.0%
Treasure	357	6	1.7%	2	0.6%
Valley	3,150	17	0.5%	15	0.5%
Wheatland	853	4	0.5%	6	0.7%
Wibaux	421	0	0.0%	0	0.0%
Yellowstone	52,084	218	0.4%	419	0.8%
Montana	358,667	2776	0.8%	3775	1.1%

NEW CONSTRUCTION

While Montana's population increased 103,000 from 1990 to 2000, over 51,000 housing units were added. The building permit data for Montana can be cumbersome, as there are various reporting sources: the Building Codes Bureau of the Montana Department of Labor and Industry (BCB), the U.S. Census Bureau, and the Montana Building Industry Association (MBIA). Combined permits reported by the BCB and the Census Bureau are comparable to building permit reported by the MBIA in recent years. Permit data is especially useful in monitoring trends in housing construction throughout the state.

The Building Codes Bureau tracks electrical permits. Certain places (permit issuing areas) within the following counties report their building permit data directly to the Census Bureau: Cascade, Flathead, Gallatin, Lewis & Clark, Missoula, Ravalli, Silver Bow, and Yellowstone. While the Building Codes Bureau tracks permits separately for modular/mobile homes and RV's, this category of permit is included in the single-family category for those places that report directly to the Census Bureau. Historical data on combined (total) permits issued by the Building Codes Bureau and permit issuing areas for single family, multi-family, and modular/mobile/RV are reported on the following pages (Tables III.7-9).

The Montana Building Industry Association also reports single-family (detached) housing starts (excluding modular/mobile homes). This data is obtained from the Building Codes Bureau. Historically, this data is somewhat different from the data reported by the BCB and the Census Bureau as MBIA historically would take the BCB data and add permits for Billings, Bozeman, Great Falls, Helena and Missoula. MBIA has also excluded certain places. For the past four years, single-family housing starts as reported by the BCB/Census Bureau differ on average by only 2% from those reported by the MBIA. Historical data as reported by the Montana Building Industry Association follows (Table III.10).

Below is a graph depicting single family housing starts as reported by the BCB/Census Bureau. Since 2000, permits have been increasing more rapidly than any time during the past 10 years.

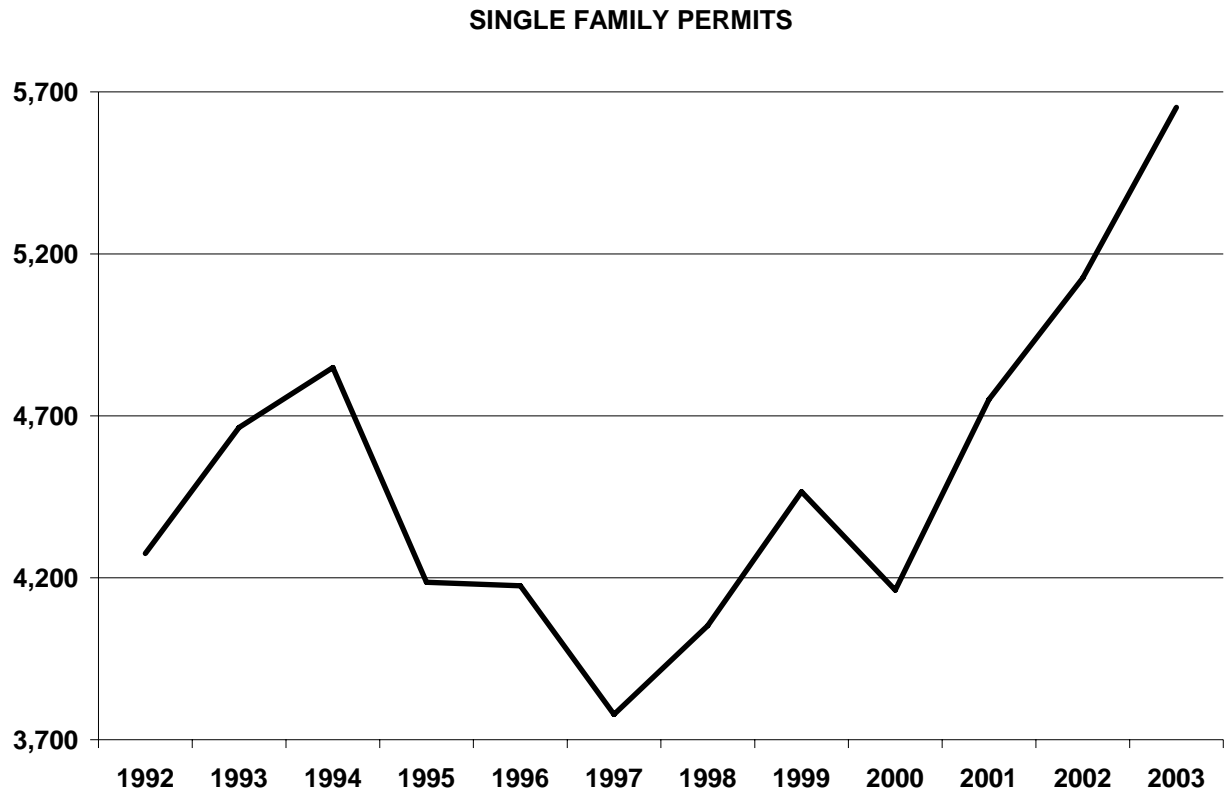


TABLE III.7
SINGLE FAMILY DWELLING CONSTRUCTION AND ELECTRICAL PERMITS

County	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Beaverhead	41	38	54	44	54	34	32	44	39	32	39	47
Big Horn	8	4	21	7	8	6	22	21	10	5	19	13
Blaine	7	1	4	2	3	3	1	5	1	1	0	1
Broadwater	9	16	24	23	29	29	39	44	32	24	27	37
Carbon	52	80	74	96	92	83	90	79	80	71	65	83
Carter	0	1	2	3	1	1	0	4	1	0	3	1
Cascade*	151	171	200	164	171	203	180	157	151	176	178	222
Choteau	3	6	3	4	6	11	10	4	9	3	4	5
Custer	21	11	20	12	18	12	19	11	15	5	14	21
Daniels	2	2	2	4	2	1	1	2	0	3	1	1
Dawson	5	4	3	6	6	11	11	4	2	5	4	5
Deer Lodge	6	14	12	19	21	19	18	29	15	20	21	18
Fallon	2	0	2	3	5	4	1	3	1	0	2	4
Fergus	18	36	37	24	31	30	34	17	23	25	25	33
Flathead*	773	783	696	596	567	467	533	621	602	784	863	1,073
Gallatin*	521	598	555	536	586	564	584	729	667	763	847	983
Garfield	4	2	3	1	2	4	2	4	6	4	4	5
Glacier	7	5	4	5	6	3	2	4	2	2	22	1
Golden Valley	3	2	2	2	1	2	0	4	3	1	3	0
Granite	20	19	19	26	21	16	18	32	30	26	25	24
Hill	9	11	19	18	18	18	15	27	15	15	15	17
Jefferson	80	83	87	71	75	74	85	75	67	85	75	82
Judith Basin	4	3	9	5	6	4	5	8	9	5	5	4
Lake	184	224	221	193	202	165	196	196	205	183	243	248
Lewis & Clark*	261	281	328	273	247	210	249	237	233	285	327	333
Liberty	1	3	5	1	1	2	3	0	4	1	1	3
Lincoln	95	146	112	132	124	130	169	93	126	108	151	192
Madison	67	66	114	95	113	71	91	93	71	83	135	112
McCone	1	6	2	2	3	1	3	2	0	1	0	1
Meagher	11	8	8	12	12	7	14	15	10	10	10	14
Mineral	19	26	20	16	24	36	35	30	18	29	32	33
Missoula*	605	636	626	507	464	357	414	470	470	509	565	686
Musselshell	7	24	21	18	14	15	14	19	19	18	16	20
Park	73	95	134	110	92	97	93	108	100	109	94	119
Petroleum	0	1	2	3	1	2	1	0	3	4	0	3
Phillips	3	10	9	5	6	5	2	1	1	8	9	6
Pondera	6	4	8	8	6	6	4	6	6	3	5	2
Powder River	0	2	0	0	3	2	1	1	4	1	1	5
Powell	12	18	16	12	13	18	19	19	22	16	16	17
Prairie	0	0	1	1	0	1	0	2	2	1	1	0
Ravalli*	430	450	469	401	401	338	336	416	355	407	397	353
Richland	3	9	12	5	11	9	11	7	3	4	6	3
Roosevelt	15	24	50	4	5	3	1	12	15	9	16	7
Rosebud	12	8	24	11	4	3	1	18	6	9	3	11
Sanders	66	71	82	100	69	64	72	94	77	74	34	110
Sheridan	2	1	1	2	3	2	1	4	2	1	1	2
Silver Bow*	61	53	66	65	48	85	91	57	30	33	21	39
Stillwater	39	48	54	57	63	59	47	54	53	67	66	60
Sweet Grass	21	16	20	18	27	20	17	30	31	31	25	30
Teton	16	12	11	13	10	24	17	24	18	15	15	12
Toole	7	9	7	2	7	3	2	3	7	3	0	4
Treasure	3	2	1	2	0	0	1	3	1	0	1	1
Valley	4	7	9	5	3	1	6	19	13	10	10	9
Wheatland	2	2	4	6	4	2	0	5	1	4	2	3
Wibaux	0	0	0	1	0	1	0	2	0	0	0	0
Yellowstone*	503	512	560	435	466	440	439	498	476	659	669	834
Montana	4,275	4,664	4,849	4,186	4,175	3,778	4,052	4,466	4,162	4,750	5,133	5,952

Source: Building Codes Bureau, Montana Dept. of Labor and Industry

* Includes building permits issued by certified permit-issuing places within the county.

These places report their data directly to the U.S. Bureau of the Census.

TABLE III.8
MULTI-FAMILY DWELLING CONSTRUCTION AND ELECTRICAL PERMITS

County	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Beaverhead	0	1	4	2	5	5	0	1	0	0	0
Big Horn	0	0	0	0	0	0	0	0	0	0	2
Blaine	0	0	0	0	0	0	0	0	0	0	0
Broadwater	0	0	1	3	0	0	0	0	0	0	1
Carbon	0	0	1	9	6	3	0	4	1	0	1
Carter	0	0	0	0	0	0	0	0	0	0	0
Cascade*	6	1	3	4	7	9	22	1	3	3	2
Choteau	0	0	0	0		0	1	0	2	0	0
Custer	0	0	2	0	1	0	0	2	0	0	1
Daniels	0	0	0	0	0	0	0	0	0	0	0
Dawson	0	0	0	0	1	1	0	0	0	0	0
Deer Lodge	0	0	0	0	0	0	0	0	0	0	0
Fallon	0	0	0	0	0	0	0	0	0	0	0
Fergus	0	0	0	0	0	0	0	1	0	1	1
Flathead*	34	44	45	25	33	30	31	24	36	31	46
Gallatin*	38	60	71	96	86	64	72	103	79	82	92
Garfield	0	0	0	0	0	0	0	0	0	0	0
Glacier	0	0	0	0	0	0	0	0	0	0	0
Golden Valley	0	0	0	0	0	0	0	0	0	0	0
Granite	0	0	0	0	0	0	0	0	0	0	0
Hill	0	0	0	0	2	1		3	0	1	1
Jefferson	1	0	0	1	4	2	0	1	1	2	2
Judith Basin	0	0	0	0	0	0	0	0	0	0	0
Lake	4	7	10	2	5	5	6	3	5	7	10
Lewis & Clark*	12	13	26	31	24	20	10	6	20	4	18
Liberty	0	0	0	0	0	1	0	0	0	0	0
Lincoln	1	4	5	2	2	1	3	2	2	0	1
Madison	6	6	0	1	5	1	2	2	4	2	0
McCone	0	0	0	0	0	0	0	0	0	0	0
Meagher	0	0	0	1	0	0	0	0	2	0	0
Mineral	0	0	0	0	1	0	2	0	1	0	0
Missoula*	26	39	30	78	48	36	37	24	25	19	125
Musselshell	0	0	0	0	1	0		0	0	1	0
Park	0	3	7	7	7	1	1	7	2	0	0
Petroleum	0	0	0	0	0	0	0	0	0	0	0
Phillips	0	0	0	0	0	0	0	0	0	0	0
Pondera	0	0	0	0	0	0	0	0	0	0	0
Powder River	0	0	0	0	0	0	0	7	0	0	0
Powell	0	0	1	2	0	0	0	0	0	0	0
Prairie	0	0	0	0	0	0	0	0	0	0	0
Ravalli*	15	18	16	20	11	16	7	2	10	20	29
Richland	0	0	0	0	0	0	0	0	0	0	0
Roosevelt	0	0	0	2	1	0	0	0	0	0	0
Rosebud	2	0	0	1	0	0	0	0	1	0	0
Sanders	0	1	0	1	1	1	1	11	0	0	3
Sheridan	0	0	0	1	0	0	0	0	0	0	0
Silver Bow*	0	7	5	9	13	14	12	6	1	1	0
Stillwater	0	0	0	1	2	0	0	1	0	3	0
Sweet Grass	0	0	0	0	0	0	4	4	1	5	0
Teton	0	0	0	1	0	1	0	0	1	2	3
Toole	0	0	0	0	0	0	0	1	1	0	0
Treasure	0	0	0	0	0	0	0	0	0	0	0
Valley	0	0	0	0	0	0	0	1	0	0	0
Wheatland	0	0	1	0	0	0	1	0	0	1	0
Wibaux	0	0	0	0	0	0	0	0	0	0	0
Yellowstone*	10	35	13	23	40	23	11	19	10	5	20
Montana	155	239	241	323	306	235	223	236	208	190	358

Source: Building Codes Bureau, Montana Dept. of Labor and Industry

* Includes building permits issued by certified permit-issuing places within the county.

These places report their data directly to the U.S. Bureau of the Census.

TABLE III.9
MODULAR/MOBILE HOME & RECREATIONAL VEHICLE ELECTRICAL PERMITS

County	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Beaverhead	17	20	55	46	41	48	49	35	36	26	36
Big Horn	41	34	39	37	38	39	54	51	47	19	39
Blaine	13	12	18	17	14	9	8	11	4	10	8
Broadwater	42	51	42	44	44	38	30	43	31	15	22
Carbon	61	73	98	83	84	64	68	46	43	41	53
Carter	3	5	5	3	2	6	1	0	4	2	4
Cascade*	154	179	183	182	170	151	141	168	107	82	74
Choteau	15	12	24	26	16	18	19	22	18	7	7
Custer	28	49	58	63	81	46	49	46	39	34	30
Daniels	2	5	3	1	2	3	1	2	6	3	1
Dawson	16	22	17	18	12	9	8	10	10	7	6
Deer Lodge	15	13	20	16	13	18	15	25	15	11	16
Fallon	4	7	8	11	21	18	17	9	6	9	11
Fergus	57	74	72	70	73	46	31	37	42	39	35
Flathead*	349	334	323	272	291	291	295	235	202	257	237
Gallatin*	137	125	165	210	139	155	131	231	180	154	158
Garfield	3	10	6	5	5	8	5	12	8	14	4
Glacier	14	7	8	8	7	6	4	5	3	2	4
Golder Valley	2	9	6	15	10	11	8	10	2	1	3
Granite	12	23	27	28	14	18	22	25	18	15	14
Hill	43	40	35	51	43	51	35	42	31	18	28
Jefferson	40	36	57	50	39	39	38	45	39	48	29
Judith Basin	10	21	18	18	17	9	7	16	10	7	7
Lake	124	157	147	123	142	120	119	126	99	106	128
Lewis & Clark*	314	321	253	220	204	219	194	220	141	151	155
Liberty	6	5	12	6	4	2	3	4	2	3	2
Lincoln	137	140	145	144	109	117	126	124	122	95	109
Madison	40	47	44	62	37	39	32	27	30	28	32
McCone	5	5	5	1	3	2	2	7	4	3	1
Meagher	5	7	16	17	8	9	8	8	14	7	10
Mineral	48	40	45	46	55	59	52	50	26	33	41
Missoula*	196	159	175	157	143	124	188	160	107	108	104
Musselshell	40	38	50	52	39	26	33	38	22	26	31
Park	92	78	137	79	84	90	47	69	69	51	48
Petroleum	5	5	3	5	7	4	1	3	2	2	3
Phillips	14	12	23	11	13	13	6	16	8	6	6
Pondera	15	13	21	19	38	18	35	24	16	11	14
Powder River	8	5	3	5	7	4	3	8	5	10	6
Powell	24	24	15	22	13	18	16	23	23	8	8
Prairie	3	2	4	6	2	2	2	3	12	2	2
Ravalli*	244	215	254	176	198	194	164	182	150	143	141
Richland	16	11	17	25	25	25	23	28	14	19	17
Roosevelt	25	26	31	24	24	31	26	24	17	14	20
Rosebud	60	56	80	29	29	58	34	28	31	26	21
Sanders	65	80	82	90	69	82	54	83	89	69	54
Sheridan	2	6	0	8	11	8	4	4	3	6	1
Silver Bow*	0	0	0	0	0	0	0	1	1	0	1
Stillwater	53	57	97	84	67	63	62	55	41	29	31
Sweet Grass	17	16	9	8	6	10	18	22	14	17	12
Teton	16	16	14	10	15	12	12	28	11	10	10
Toole	15	15	28	28	14	11	12	23	14	10	12
Treasure	2	5	3	1	9	0	3	6	3	4	4
Valley	10	7	13	6	12	8	10	8	8	10	8
Wheatland	10	14	19	13	9	2	8	11	7	6	10
Wibaux	1	5	4	1	2	2	2	2	3	2	0
Yellowstone*	127	149	187	135	142	136	135	159	153	128	141
Montana	2817	2897	3223	2887	2716	2609	2470	2700	2162	1964	2009

Source: Building Codes Bureau, Montana Dept. of Labor and Industry

* Excludes building permits issued by certified permit-issuing places within the county.

These places report their data directly to the U.S. Bureau of the Census, in the single family dwelling category.

TABLE III.10
Montana Building Industry Association
Single Family Housing Starts

County	1996	1997	1998	1999	2000	2001	2002	2003
Beaverhead	42	51	31	45	39	43	40	47
Big Horn	7	7	21	23	9	11	18	13
Blaine	2	2	1	5	3	3	0	1
Broadwater	23	26	37	45	43	31	29	37
Carbon	99	89	96	79	82	73	64	83
Carter	2	1	0	4	1	4	6	1
Cascade	153	159	161	156	160	182	180	215
Choteau	5	6	10	10	9	6	3	8
Custer	12	16	17	10	15	9	14	21
Daniels	5	3	2	3	0	3	1	1
Dawson	6	5	3	5	3	5	4	5
Deer Lodge	18	21	18	30	17	26	20	18
Fallon	4	4	2	4	2	2	2	4
Fergus	21	30	32	20	26	30	25	33
Flathead	563	447	498	594	578	711	735	891
Gallatin	579	818	491	717	672	814	1,032	881
Garfield	1	2	2	3	6	7	4	5
Glacier	6	6	2	3	3	3	22	1
Golden Valley	2	0	0	5	4	1	4	0
Granite	25	19	18	37	29	33	24	24
Hill	17	16	13	28	13	17	15	17
Jefferson	71	73	95	73	64	86	74	82
Judith Basin	7	6	5	9	15	6	5	4
Lake	185	191	194	193	196	179	246	248
Lewis & Clark	306	230	297	244	230	284	314	330
Liberty	0	1	2	0	4	4	1	3
Lincoln	125	114	166	138	130	107	149	192
Madison	96	102	94	94	75	88	136	112
McCone	1	4	2	4	1	1	0	1
Meagher	1	10	12	15	8	12	10	14
Mineral	17	24	35	33	19	35	34	33
Missoula	503	456	263	451	471	501	567	698
Musselshell	16	13	14	18	18	18	16	20
Park	107	89	92	106	99	119	95	119
Petroleum	3	1	1	1	3	7	0	3
Phillips	2	6	2	3	1	8	9	6
Pondera	8	7	2	9	7	6	5	2
Powder River	0	3	1	1	4	3	1	5
Powell	12	10	19	16	19	17	22	17
Prairie	0	0	0	2	2	3	1	0
Ravalli	384	367	334	396	346	396	394	346
Richland	5	12	10	8	2	4	6	3
Roosevelt	4	4	1	13	15	11	8	7
Rosebud	14	7	1	18	6	12	4	11
Sanders	69	65	73	95	78	73	65	110
Sheridan	3	3	1	5	2	1	1	2
Silver Bow	52	48	88	56	28	30	21	35
Stillwater	58	60	46	53	83	68	73	60
Sweet Grass	18	26	14	28	35	31	26	30
Teton	15	12	17	33	18	14	15	12
Toole	3	8	1	3	9	4	0	4
Treasure	2	0	1	3	2	1	1	1
Valley	5	3	6	19	13	12	10	9
Wheatland	3	4	0	5	1	4	2	3
Wibaux	2	2	0	2	0	0	0	0
Yellowstone	800	506	281	421	433	476	495	841
Montana	4,500	4,195	3,697	4,390	4,151	4,635	5,041	5,662

HOMEOWNERSHIP

In 2000, Montana's homeownership rate was 69.1%. This rate was 2.9% higher than the national rate. Other state rates ranged from a low of 40.8% in Washington D.C. to a high of 74.6% in Minnesota. Montana's homeownership rate was higher than 28 other states.

Montana's homeownership rate increased 20.3% from 1990 to 2000, compared to a national increase of 18.3%. Montana's rate increase was higher than 35 other states.

Montana has the 9th highest percentage in the nation of seasonal, recreational, or occasional use homes. The national percentage is 3.1, while Montana's percentage is 5.9. Maine, Vermont and New Hampshire had seasonal, recreational or occasional use over 10%.

The homeownership rate by county ranged from a high of 83.2% in Jefferson County to a low of 61.1% in Blaine County. Sixteen counties had homeownership rates over 75%: Broadwater, Daniels, Fallon, Golden Valley, Jefferson, Judith Basin, Lincoln, Madison, Musselshell, Prairie, Ravalli, Sanders, Sheridan, Stillwater, Teton and Valley. Eight counties had homeownership rates below 65%: Beaverhead, Big Horn, Blaine, Cascade, Gallatin, Glacier, Hill and Missoula.

Using Census 2000 data table H.2, homeownership rates for each county by household size (Table III.11) and age of householder (Table III.12) are presented on the following pages.

The homeownership rate differs significantly between racial categories. While the homeownership rate for white/Caucasian households exceeds 70%, the rate for racial minority households is significantly lower: black/African American at 34.2%, American Indian/Alaska Native at 50.4%, two or more races at 54.8% and other races at 46.0%. Detail of homeowner rates by county and race are presented in Table III.13 following.

TABLE III.11
HOMEOWNERSHIP RATES (PERCENTAGES)
CENSUS 2000

County	Homeownership Rate	Homeownership Rate by Size of Household						
		1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household	7+ Person Household
Beaverhead	63.4	14.5	25.2	9.5	8.9	3.7	1.1	0.5
Big Horn	64.6	11.0	19.3	10.1	10.0	5.8	3.7	3.4
Blaine	61.1	14.4	22.0	8.7	8.6	5.2	2.7	1.8
Broadwater	79.4	13.2	27.3	7.8	10.1	3.0	1.1	0.8
Carbon	74.4	16.1	27.1	7.9	8.0	3.1	0.8	0.5
Carter	74.8	14.7	27.5	7.4	7.8	3.9	1.6	0.6
Cascade	64.9	13.8	25.5	9.7	8.9	3.7	1.3	0.6
Chouteau	68.8	14.5	26.3	8.4	8.1	4.4	1.1	0.6
Custer	70.2	15.0	24.9	9.2	9.1	3.5	1.1	0.6
Daniels	78.4	17.9	26.6	7.2	6.5	3.7	0.8	0.6
Dawson	74.0	14.0	26.2	9.6	8.6	3.4	1.1	0.4
Deer Lodge	73.6	18.3	25.2	8.5	7.2	3.0	1.0	0.3
Fallon	77.4	14.7	24.8	8.8	8.5	4.9	1.3	0.4
Fergus	73.5	15.6	26.6	8.1	7.9	3.7	1.0	0.5
Flathead	73.3	12.7	25.9	9.8	9.1	3.9	1.3	0.7
Gallatin	62.4	11.9	25.2	10.6	10.1	4.0	1.1	0.5
Garfield	73.7	14.6	28.0	7.0	8.6	4.1	0.6	0.6
Glacier	62.0	11.7	19.1	10.5	10.7	6.3	3.2	1.8
Golden Valley	77.3	13.9	28.8	7.4	6.7	4.5	1.8	0.3
Granite	74.4	16.5	26.3	8.5	6.6	3.8	1.4	0.2
Hill	64.3	14.5	22.9	9.6	9.8	4.2	1.3	1.1
Jefferson	83.2	10.6	25.7	9.8	11.0	4.2	1.4	0.6
Judith Basin	77.1	16.2	26.6	6.6	8.8	2.9	1.3	1.0
Lake	71.4	13.2	26.6	9.0	8.1	4.0	1.6	1.0
Lewis and Clark	70.1	13.6	24.7	10.3	9.3	3.8	1.3	0.5
Liberty	71.3	14.5	25.3	8.9	7.8	4.7	1.4	0.8
Lincoln	76.6	14.0	27.7	9.1	7.7	3.1	1.2	0.6
Madison	78.0	12.9	28.0	8.2	8.7	4.2	1.1	0.3
McCone	70.4	15.3	29.3	7.4	6.9	2.8	1.1	0.6
Meagher	73.2	17.5	27.2	7.1	6.3	3.1	1.4	0.8
Mineral	73.4	13.4	28.0	9.9	6.3	4.4	1.0	0.5
Missoula	61.9	12.7	24.4	10.6	10.1	3.9	1.1	0.6
Musselshell	76.9	16.3	26.1	8.4	7.9	3.1	1.1	0.6
Park	66.4	16.1	25.9	8.9	7.9	3.0	1.0	0.6
Petroleum	74.4	17.8	24.7	8.1	8.5	3.2	1.2	0.0
Phillips	70.6	15.9	23.5	9.1	8.6	4.4	1.3	0.7
Pondera	70.5	13.1	24.2	8.6	9.4	4.8	2.1	1.3
Powder River	73.8	14.6	27.5	7.5	7.1	4.4	1.1	1.1
Powell	71.3	15.5	26.3	9.0	7.0	3.2	1.8	0.6
Prairie	77.5	17.2	29.7	7.2	5.8	2.6	0.8	0.1
Ravalli	75.7	12.4	28.3	9.0	8.0	3.4	1.5	0.9
Richland	72.4	14.3	24.3	8.4	9.7	4.7	1.3	0.6
Roosevelt	65.1	14.1	21.2	10.1	8.9	5.3	1.9	1.8
Rosebud	67.1	13.1	22.9	9.3	9.3	4.8	2.2	2.0
Sanders	76.4	15.4	28.0	8.2	6.8	3.2	1.1	0.7
Sheridan	80.2	17.9	25.8	7.3	7.2	3.8	1.0	0.3
Silver Bow	70.4	16.4	23.2	9.5	8.7	3.9	1.1	0.4
Stillwater	76.0	12.7	26.5	9.4	9.5	3.7	1.2	0.3
Sweet Grass	74.1	15.6	25.0	8.2	8.7	4.1	1.0	0.7
Teton	75.4	13.6	26.2	7.7	8.3	4.4	2.4	1.0
Toole	71.2	14.2	23.5	8.8	9.6	4.9	1.6	0.7
Treasure	71.4	17.2	25.1	8.4	7.5	4.0	0.8	0.5
Valley	75.8	15.8	26.4	8.6	7.0	4.0	1.0	0.6
Wheatland	72.6	19.1	26.3	6.1	6.3	4.3	0.7	0.5
Wibaux	73.4	14.6	25.9	9.0	6.6	3.9	2.7	0.8
Yellowstone	69.2	13.5	24.2	10.2	9.6	4.0	1.3	0.6
Montana Average	69.1							

TABLE III.12
HOMEOWNERSHIP RATES (PERCENTAGES)
CENSUS 2000

County	Homeownership Rate	Homeownership Rate by Age of Householder					
		15-24 Yrs.	25-34 Yrs.	35-44 Yrs.	45-54 Yrs.	55-64 Yrs.	65+ Yrs.
Beaverhead	63.4	1.0	4.9	13.3	15.4	11.7	17.1
Big Horn	64.6	1.5	7.1	13.8	16.1	11.2	13.8
Blaine	61.1	0.6	4.5	12.4	15.5	11.3	19.1
Broadwater	79.4	0.8	4.9	13.6	15.2	11.6	17.4
Carbon	74.4	0.8	4.5	13.0	15.5	10.1	19.5
Carter	74.8	0.4	3.6	11.9	13.3	12.9	21.2
Cascade	64.9	0.9	6.4	14.1	14.2	11.0	16.7
Chouteau	68.8	0.8	4.9	12.4	14.6	10.1	20.5
Custer	70.2	1.0	6.2	13.3	13.9	9.9	19.0
Daniels	78.4	0.6	3.4	10.9	13.9	11.6	23.0
Dawson	74.0	0.6	5.2	12.8	14.6	11.2	19.0
Deer Lodge	73.6	0.4	4.6	10.7	14.1	11.3	22.1
Fallon	77.4	0.6	5.2	14.2	14.1	9.2	20.0
Fergus	73.5	0.6	4.4	11.8	14.5	11.4	20.6
Flathead	73.3	1.0	6.1	14.4	16.8	10.8	14.3
Gallatin	62.4	1.8	8.4	15.7	16.5	9.2	11.7
Garfield	73.7	1.6	5.6	10.7	14.6	9.2	21.7
Glacier	62.0	1.2	6.1	14.9	15.0	11.1	15.0
Golden Valley	77.3	0.3	4.2	10.8	14.6	12.1	21.4
Granite	74.4	0.6	4.4	11.1	15.2	14.2	17.9
Hill	64.3	1.3	6.1	14.4	16.2	9.0	16.4
Jefferson	83.2	0.3	5.0	15.4	19.1	12.1	11.4
Judith Basin	77.1	0.5	3.6	12.4	14.9	12.4	19.5
Lake	71.4	1.1	5.5	12.4	14.5	11.9	18.0
Lewis and Clark	70.1	0.8	6.7	14.8	17.3	10.7	13.1
Liberty	71.3	0.4	3.9	13.1	15.2	9.8	21.0
Lincoln	76.6	0.8	5.1	12.1	15.5	13.3	16.5
Madison	78.0	0.5	3.6	13.3	13.8	10.5	21.7
McCone	70.4	0.5	4.1	11.7	15.3	12.6	19.2
Meagher	73.2	0.6	3.6	10.9	15.3	11.2	21.9
Mineral	73.4	0.8	5.7	12.0	15.1	14.0	15.7
Missoula	61.9	1.3	7.7	14.6	17.1	10.1	12.6
Musselshell	76.9	0.5	5.1	10.9	17.0	11.3	18.6
Park	66.4	1.0	5.9	13.4	16.5	9.6	17.0
Petroleum	74.4	1.6	4.4	10.5	15.0	11.3	20.6
Phillips	70.6	0.6	3.6	13.8	13.9	11.1	20.4
Pondera	70.5	0.6	5.4	13.1	14.2	10.6	19.6
Powder River	73.8	0.7	3.4	12.0	15.0	11.0	21.3
Powell	71.3	0.8	4.4	12.2	14.5	12.4	19.1
Prairie	77.5	0.8	3.7	7.3	16.0	12.0	23.6
Ravalli	75.7	0.7	5.5	12.2	15.2	12.5	17.2
Richland	72.4	0.4	5.3	14.8	15.1	9.6	18.1
Roosevelt	65.1	0.8	4.6	14.4	15.2	10.5	17.8
Rosebud	67.1	0.9	4.7	15.0	18.9	11.7	12.2
Sanders	76.4	1.0	3.9	10.2	15.7	14.4	18.2
Sheridan	80.2	0.6	3.6	11.3	14.3	10.2	23.3
Silver Bow	70.4	1.0	6.1	13.1	14.1	10.7	18.4
Stillwater	76.0	0.7	5.7	13.8	15.5	11.7	15.9
Sweet Grass	74.1	0.9	5.7	11.2	14.0	11.7	20.0
Teton	75.4	0.5	5.6	13.5	13.7	10.8	19.3
Toole	71.2	0.8	5.8	14.6	14.6	9.8	17.7
Treasure	71.4	0.0	5.2	9.7	13.4	12.7	22.4
Valley	75.8	0.6	5.1	12.0	13.8	11.0	20.9
Wheatland	72.6	0.4	4.6	9.5	13.7	12.5	22.6
Wibaux	73.4	0.2	4.5	11.7	14.6	8.4	24.0
Yellowstone	69.2	1.1	7.5	14.3	15.3	9.8	15.3
Montana Average	69.1						

**TABLE III.13
HOMEOWNERSHIP RATES (PERCENTAGES)
CENSUS 2000**

County	Overall Homeownership Rate	Homeownership Rate by Race of Householder				
		White/ Caucasian	Black or African American Alone	American Indian or Alaska Native Alone	Other Race Alone	Two or More Races
Beaverhead	63.4	64.3	..	35.4	52.8	55.3
Big Horn	64.6	69.7	..	60.1	52.6	60.2
Blaine	61.1	68.5	0.0	48.9	100.0	35.1
Broadwater	79.4	79.8	100.0	93.3	0.0	48.1
Carbon	74.4	74.3	25.0	80.0	0.0	77.8
Carter	74.8	75.3	..	0.0	..	0.0
Cascade	64.9	67.4	23.9	29.2	24.9	42.5
Chouteau	68.8	74.1	..	4.6	100.0	57.1
Custer	70.2	70.4	..	62.5	75.0	38.9
Daniels	78.4	77.8	..	100.0	100.0	66.7
Dawson	74.0	74.5	0.0	45.8	..	54.5
Deer Lodge	73.6	74.6	..	57.4	100.0	49.5
Fallon	77.4	77.6	100.0	0.0	..	50.0
Fergus	73.5	74.3	100.0	39.7	18.8	53.8
Flathead	73.3	73.6	65.2	59.2	73.6	68.7
Gallatin	62.4	63.3	32.5	28.8	27.8	41.7
Garfield	73.7	73.3	..	..	..	..
Glacier	62.0	71.2	0.0	54.1	..	76.5
Golden Valley	77.3	77.8	..	50.0	100.0	..
Granite	74.4	74.7	..	64.7	60.0	0.0
Hill	64.3	68.1	100.0	44.4	0.0	39.7
Jefferson	83.2	83.2	..	70.7	66.7	100.0
Judith Basin	77.1	77.3	..	..	..	0.0
Lake	71.4	75.1	0.0	57.9	83.6	69.6
Lewis and Clark	70.1	70.6	37.2	62.8	12.2	54.1
Liberty	71.3	72.2	..	..	0.0	..
Lincoln	76.6	76.5	71.4	75.6	76.5	74.8
Madison	78.0	71.1	..	36.4	40.0	21.2
McCone	70.4	77.5	100.0	100.0	0.0	66.7
Meagher	73.2	73.8	..	75.0	0.0	50.0
Mineral	73.4	74.0	..	40.0	0.0	48.0
Missoula	61.9	62.8	38.0	42.6	37.2	43.8
Musselshell	76.9	77.6	..	25.0	50.0	90.9
Park	66.4	66.9	40.9	44.2	0.0	43.9
Petroleum	74.4	74.8	..	..	0.0	..
Phillips	70.6	70.6	0.0	65.9	0.0	90.0
Pondera	70.5	73.3	100.0	47.2	50.0	28.6
Powder River	73.8	73.1	..	60.0	..	..
Powell	71.3	70.9	..	100.0	100.0	77.8
Prairie	77.5	77.9	..	0.0	..	100.0
Ravalli	75.7	75.9	100.0	68.7	77.4	62.3
Richland	72.4	73.0	0.0	44.4	0.0	63.0
Roosevelt	65.1	77.2	..	50.3	0.0	74.7
Rosebud	67.1	72.6	..	50.0	77.3	40.8
Sanders	76.4	77.3	0.0	62.0	85.7	72.8
Sheridan	80.2	80.9	0.0	63.0	42.9	85.0
Silver Bow	70.4	71.4	43.8	28.7	43.4	49.6
Stillwater	76.0	76.3	40.0	65.4	88.2	51.9
Sweet Grass	74.1	74.4	..	100.0	100.0	37.5
Teton	75.4	76.4	..	44.4	71.4	36.8
Toole	71.2	72.3	..	70.6	..	36.1
Treasure	71.4	71.6	..	..	50.0	100.0
Valley	75.8	77.3	100.0	54.5	61.5	86.3
Wheatland	72.6	73.1	..	0.0	100.0	54.5
Wibaux	73.4	73.3	..	100.0	..	50.0
Yellowstone	69.2	70.5	43.2	38.8	46.0	52.0
Montana Average	69.1	70.4	34.2	50.4	46.0	54.8

HOUSING COSTS

Owners

According to Census 2000, the median monthly owner costs as a percentage of (1999) monthly income for homeowners with a mortgage was 21.7%, up slightly from 21.0 percent in 1990. The Census Bureau includes mortgage payments, real estate taxes, property insurance and utilities in the cost calculation.

In dollars, the median monthly owner costs in the United States were \$940, compared to \$735 for Montana. Calculated costs ranged from a high of \$1,376 in California to a low of \$636 in West Virginia. Housing costs as a percentage of household income were 22.2% for Montana. Although Montana's housing costs are below the national average in dollars (\$735 versus \$940), they are above the national average in terms of the percentage of monthly household income (22.2% versus 21.0%). The increase in monthly housing costs as a percentage of household income increased from 20.2% in 1990 to 22.2% in 2000. ***This increase is three times the national increase.*** While this is in part due to larger homes being built, income is clearly not keeping up with increased housing costs. Affordability is definitely an issue in many counties around the state. The comparatively lower homeownership rates (under 65%) in two large counties, Gallatin and Missoula, also point to an affordability issue.

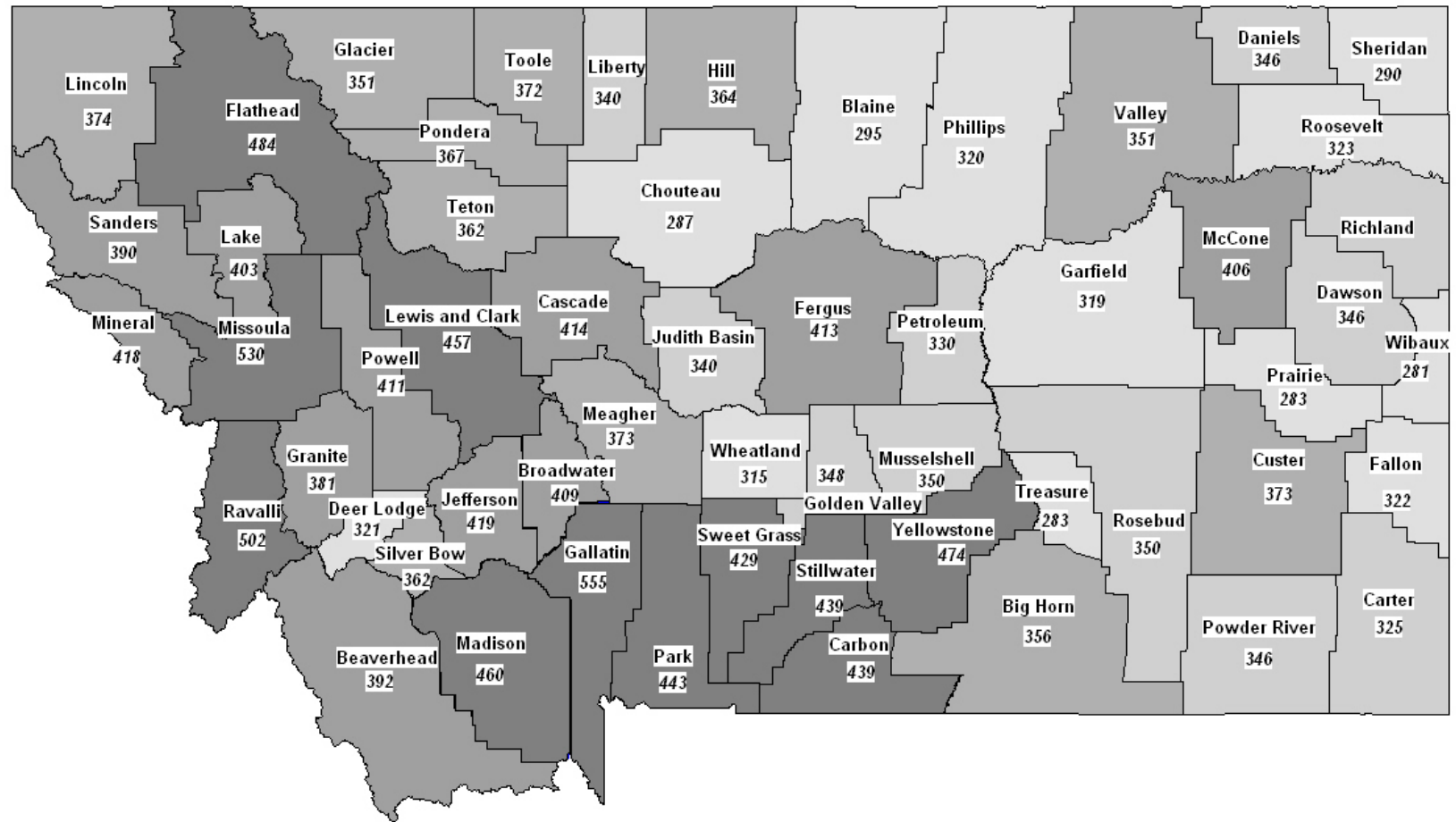
Renters

According to the Census Bureau, rents have risen every decade since 1950. The median monthly gross rent for the United States was \$602, up 5.4% from the \$571 median in 1990. Gross rent includes rent plus utilities. The median monthly gross rent for Montana was \$447 in 2000, up 13% from \$396 in 1990. Gross monthly rent ranged from a high of \$779 in Hawaii to a low of \$401 in West Virginia.

In 2000, median monthly gross rent as a percentage of (1999) household income was 25.5% for the United States, down from 26.4% in 1990. For Montana in 2000, this percentage was 25.3%, up slightly from 25.0% in 1990. Here again, Montana's increase outpaced the United States in terms of dollars and percent of household income. This is due in part to Montana's historically low household income.

A map showing median gross rent by county from Census 2000 is on the following page.

Median Gross Rent by County - Census 2000



Housing Prices

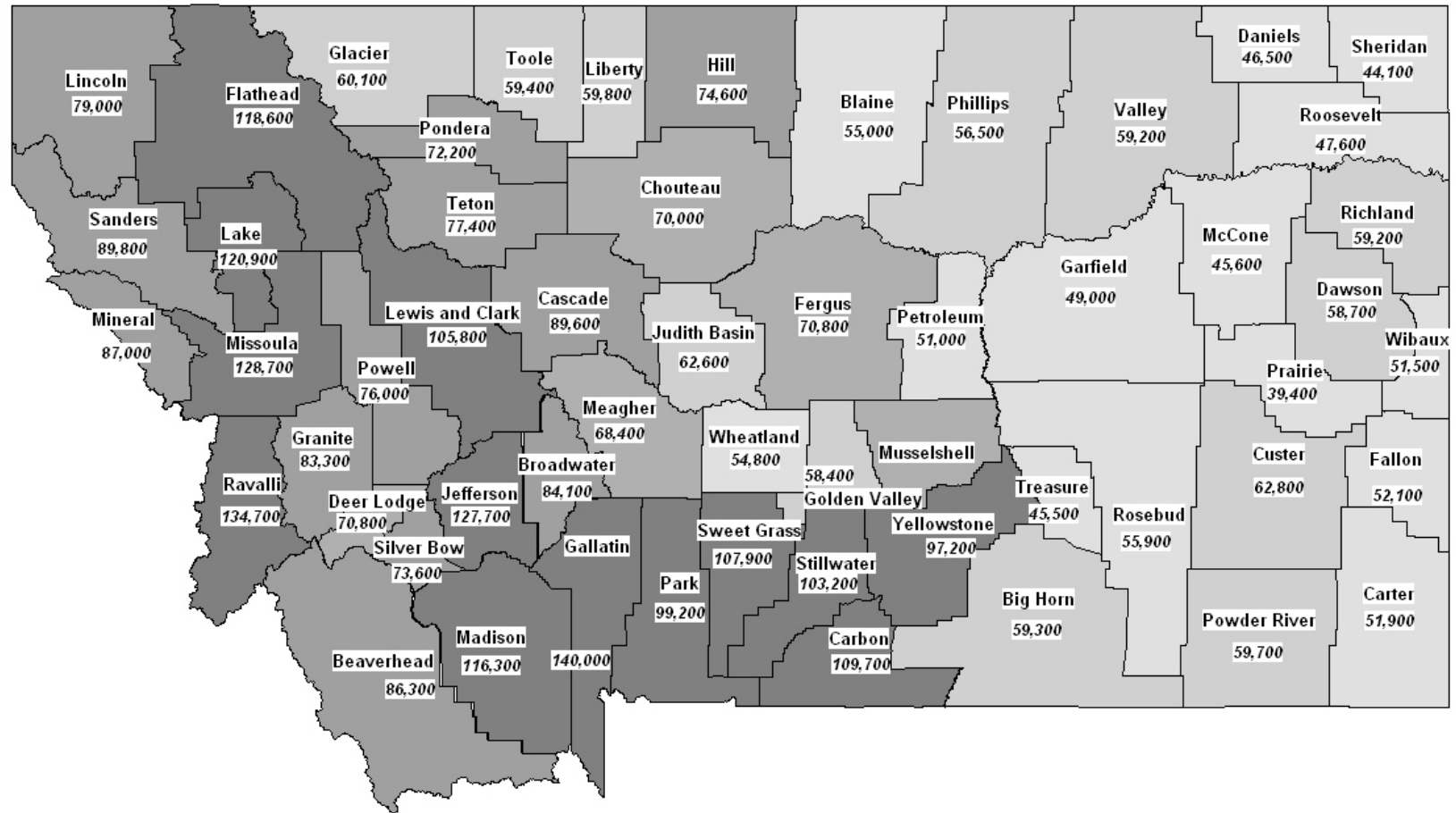
The American Chambers of Commerce Research Association (ACCRA) collects data on the cost of living for selected areas around the county. It is a weighted index based on 25% for a two bedroom rental and 75% for an 1,800 square foot home with a 25% down payment. For Montana, areas tracked are Billings, Bozeman, Great Falls, Helena, Kalispell and Missoula. This index is presented for housing costs in Table III.14 on the next page. As these numbers represent an index, a number of 100.00 would be in line with the national average, while a number below 100 would be below and a number above 100 would be above the national average. It is important to keep in mind that these indices are tabulated based on data reported by each chamber, and these organizations collect data differently over time and differently from each other.

A map showing median home values by county from Census 2000 follows Table III.14.

TABLE III.14
ACCRA HOUSING COST OF LIVING INDEX

YR Q	METROPOLITAN AREAS		NON-METROPOLITAN AREAS			
	BILLINGS	GREAT FALLS	BOZEMAN	HELENA	KALISPELL	MISSOULA
90 IV	NA	NA	94.1	NA	NA	NA
91 I	NA	NA	93.1	NA	NA	NA
91 II	NA	NA	94.5	89.9	NA	87.8
91 III	NA	NA	90.6	NA	NA	86.8
91 IV	NA	86.0	100.2	NA	NA	94.5
92 I	NA	NA	103.4	NA	NA	94.1
92 II	NA	84.9	99.6	103.7	NA	94.5
92 III	107.2	83.4	106.0	99.5	NA	92.8
92 IV	109.5	86.3	106.9	101.7	NA	98.5
93 I	116.8	83.4	109.9	NA	NA	93.5
93 II	110.0	83.5	111.6	95.2	NA	96.6
93 III	110.9	82.8	113.3	NA	NA	96.7
93 IV	111.5	82.1	120.2	NA	NA	97.1
94 I	114.3	NA	115.4	NA	NA	103.0
94 II	110.1	91.9	118.4	NA	NA	102.0
94 III	110.6	91.3	115.3	NA	NA	101.3
94 IV	NA	NA	NA	NA	NA	NA
95 I	105.8	108.2	109.4	NA	NA	103.0
95 II	110.7	NA	117.4	87.7	104.3	102.4
95 III	107.4	NA	106.2	NA	NA	100.6
95 IV	104.3	85.7	106.4	86.5	NA	102.0
96 I	101.2	NA	100.2	92.7	NA	101.4
96 II	102.2	104.6	104.0	81.9	NA	103.9
96 III	103.9	128.4	107.3	107.4	NA	103.0
96 IV	103.7	120.0	106.6	108.3	NA	104.0
97 I	102.8	110.5	106.2	93.5	NA	104.2
97 II	102.2	108.8	101.0	94.9	NA	103.3
97 III	101.3	108.9	99.1	110.7	NA	110.5
97 IV	103.5	105.8	99.7	104.2	NA	109.5
98 I	102.1	107.0	101.5	103.7	94.9	109.5
98 II	101.7	105.5	99.9	108.1	91.9	108.0
98 III	101.8	104.8	99.6	107.5	99.5	108.6
98 IV	99.0	102.7	98.6	107.9	102.1	106.4
99 I	100.0	103.0	103.2	106.8	100.0	106.2
99 II	99.2	101.3	100.6	107.2	107.2	105.9
99 III	98.6	98.3	104.2	114.8	105.4	105.4
99 IV	100.4	101.0	100.0	105.6	108.3	105.9
00 I	101.3	88.7	91.0	99.3	111.9	89.8
00 II	96.2	113.4	116.0	NA	103.4	93.7
00 III	93.5	84.8	99.7	92.5	107.0	96.4
00 IV	94.5	115.6	98.0	NA	100.7	95.5
01 I	94.1	115.5	95.2	88.5	99.4	93.4
01 II	92.7	112.1	105.6	NA	96.3	NA
01 III	93.0	90.1	117.4	NA	95.9	96.3
01 IV	89.0	80.8	113.3	NA	95.3	102.2
02 I	87.4	77.5	106.0	81.6	89.4	99.1
02 II	89.0	78.2	108.3	82.7	89.3	91.4
02 III	89.1	81.1	100.1	82.1	89.6	102.1
02 IV	95.3	81.5	97.2	87.6	89.9	102.5
03 I	90.7	78.7	95.9	88.3	87.4	94.2
03 II	88.0	77.1	98.1	86.8	86.5	87.9
03 III	84.9	82.3	105.1	87.5	86.0	84.8
03 IV	87.8	83.1	107.7	89.7	87.0	98.5
04 I	86.4	85.7	108.8	90.7	87.9	86.9
04 II	83.8	83.3	109.2	82.7	87.3	87.9

Median Home Value by County - Census 2000



Another way to analyze housing costs is by sales of homes. Since 1998, the Montana Board of Housing has collected home sales statistics throughout the state. These statistics represent a sample from all home sales and are collected from banks, title companies, and local real estate associations. Since 1998, the sample size has more than doubled, from 5,066 sales in 1998 to 10,600 sales in 2003. A larger sample size produces more accurate numbers.

From this sample, historical housing prices have been as follows:

Average	1998	1999	2000	2001	2002	2003	1998-2003 Change	2002-2003 Change
New homes	\$148,649	\$163,286	\$164,824	\$181,683	\$183,645	\$196,971	32.5%	7.3%
Existing homes	\$106,374	\$120,657	\$128,982	\$138,134	\$136,834	\$164,187	54.3%	20.0%
Total homes	\$109,495	\$122,914	\$131,407	\$140,596	\$139,439	\$166,253	51.8%	19.2%
Median								
New Homes	\$125,450	\$141,650	\$137,100	\$142,900	\$156,352	\$169,690	35.3%	8.5%
Existing Homes	\$94,000	\$101,300	\$113,000	\$117,000	\$117,700	\$134,000	42.6%	13.8%
Total Homes	\$95,000	\$103,811	\$115,000	\$119,000	\$120,000	\$136,500	43.7%	13.8%
Sample Size	5,066	6,533	5,661	8,419	10,656	10,600	109.2%	-0.5%

Median is the number where one-half of sales are higher and one-half of sales are lower.

AVERAGE PRICE OF HOUSING IN MONTANA

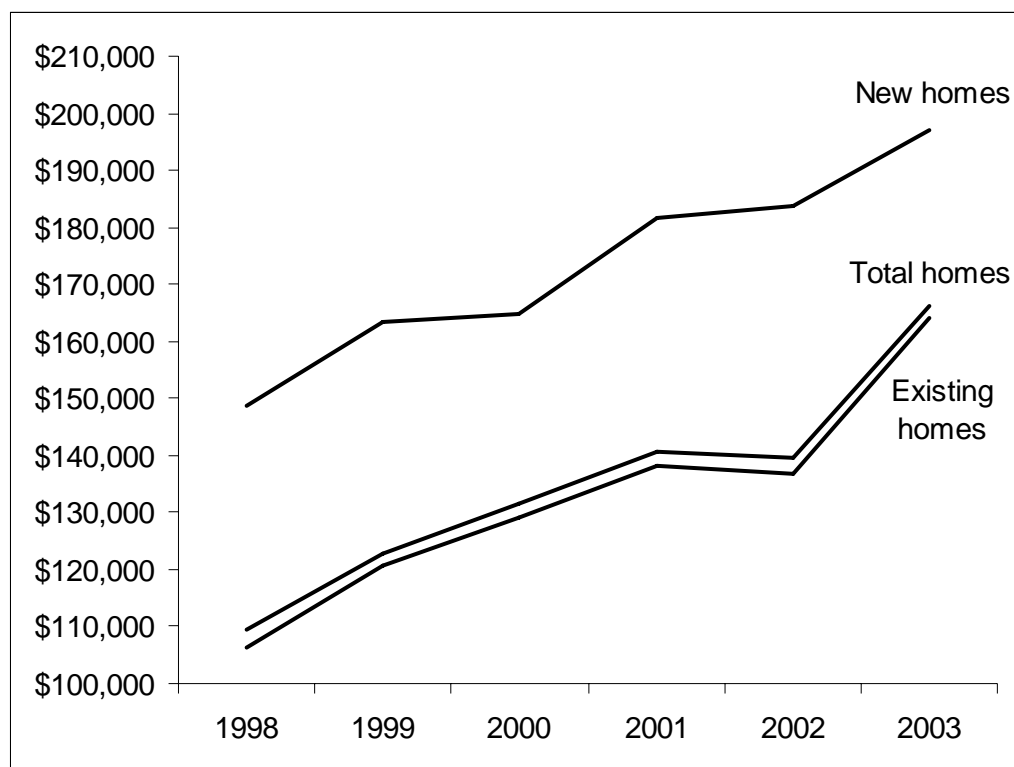


TABLE III.15
AVERAGE PRICE OF HOUSING IN MONTANA
MONTANA BOARD OF HOUSING

County	1998	1999	2000	2001	2002	2003	1998-2003 Change	2002-2003 Change
Beaverhead	97,924	86,129	85,019	96,001	95,174	\$112,136	14.5%	17.8%
Big Horn	61,193	93,707	79,920	82,537	112,069	\$61,828	1.0%	-44.8%
Blaine	53,800	47,333	65,857	61,258	93,386	\$69,263	28.7%	-25.8%
Broadwater	118,025	111,247	103,782	110,882	92,755	\$131,978	11.8%	42.3%
Carbon	128,058	110,825	130,108	125,276	128,990	\$150,496	17.5%	16.7%
Carter				44,000				
Cascade	104,753	99,526	117,287	120,088	102,278	\$125,952	20.2%	23.1%
Chouteau	73,333	91,000	90,083	76,634	65,906	\$60,503	-17.5%	-8.2%
Custer	58,238	67,744	63,811	73,118	71,075	\$72,181	23.9%	1.6%
Daniels		45,000	108,000	30,000	62,935			-100.0%
Dawson	66,217	59,333	68,809	59,176	59,709	\$71,983	8.7%	20.6%
Deer Lodge	72,948	77,983	59,839	63,890	75,053	\$61,358	-15.9%	-18.2%
Fallon	58,436	65,900	52,879	59,250	67,923	\$42,167	-27.8%	-37.9%
Fergus	70,741	96,205	82,828	78,377	84,335	\$97,329	37.6%	15.4%
Flathead	131,493	125,665	179,741	173,653	181,103	\$221,856	68.7%	22.5%
Gallatin	145,446	171,597	182,524	163,427	159,833	\$202,668	39.3%	26.8%
Garfield		73,000	39,000	80,000		\$29,000		
Glacier	75,477	71,876	73,000	76,462	66,229	\$107,780	42.8%	62.7%
Golden Valley	57,450	142,900	99,167	27,600	89,717	\$74,333	29.4%	-17.1%
Granite	95,758	63,107	64,467	105,643	71,925	\$121,500	26.9%	68.9%
Hill	80,786	89,877	91,388	75,094	82,858	\$76,889	-4.8%	-7.2%
Jefferson	144,153	144,108	146,345	164,324	146,057	\$157,969	9.6%	8.2%
Judith Basin		70,000	31,750	78,833	82,674	\$51,000		-38.3%
Lake	117,768	156,097	190,254	161,647	178,631	\$217,318	84.5%	21.7%
Lewis & Clark	120,151	168,945	121,619	126,214	130,192	\$135,771	13.0%	4.3%
Liberty	86,667	95,000	61,000	48,333	55,614	\$49,183	-43.3%	-11.6%
Lincoln	90,351	88,438	88,860	122,811	154,002	\$160,648	77.8%	4.3%
Madison	143,030	136,012	88,686	130,098	129,102	\$176,951	23.7%	37.1%
McCone		53,500	44,900		51,436	\$69,000		34.1%
Meagher		104,833	178,000	100,833	73,630	\$69,646		-5.4%
Mineral	90,684	113,729	84,739	91,438	87,344	\$114,686	26.5%	31.3%
Missoula	126,952	148,709	147,524	161,498	160,936	\$207,276	63.3%	28.8%
Musselshell	51,304	93,198	94,725	111,900	85,537	\$94,008	83.2%	9.9%
Park	100,783	115,956	116,818	111,194	127,979	\$153,709	52.5%	20.1%
Phillips		66,269	62,300	59,000	68,569	\$54,000		-21.2%
Pondera	83,654	70,238	73,400	73,613	74,970	\$77,638	-7.2%	3.6%
Powder River				38,250	59,627	\$55,000		-7.8%
Powell	73,300	57,028	83,472	90,260	101,430	\$95,692	30.5%	-5.7%
Prairie		59,333	32,500		149,517	\$63,250		-57.7%
Ravalli	139,600	145,695	139,625	161,335	148,389	\$176,193	26.2%	18.7%
Richland	59,167	61,982	70,695	64,754	59,759	\$69,748	17.9%	16.7%
Roosevelt	59,717	46,528	71,958	63,129	86,000	\$50,833	-14.9%	-40.9%
Rosebud	59,189	58,917	64,041	61,372	68,947	\$82,127	38.8%	19.1%
Sanders	99,987	98,018	133,482	118,068	140,260	\$142,760	42.8%	1.8%
Sheridan	62,562	127,000		60,000			-100.0%	
Silverbow	77,521	81,114	80,909	77,078	79,130	\$100,333	29.4%	26.8%
Stillwater	95,770	114,165	147,994	135,100	123,029	\$152,339	59.1%	23.8%
Sweet Grass	96,589	119,569	124,976	140,074	160,939	\$110,000	13.9%	-31.7%
Teton	86,587	96,887	79,770	91,611	83,283	\$85,262	-1.5%	2.4%
Toole	61,352	66,288	67,070	73,895	61,836	\$78,633	28.2%	27.2%
Treasure						\$59,000		
Valley	68,938	66,238	62,850	71,489	71,388	\$83,406	21.0%	16.8%
Wheatland	48,912	57,500	51,853	69,667	65,812	\$125,633	156.9%	90.9%
Wibaux	26,000	55,000		58,000			-100.0%	
Yellowstone	110,498	125,043	125,733	121,067	133,520	\$144,806	31.0%	8.5%
MONTANA	109,495	122,914	131,407	140,596	139,439	166,253	51.8%	19.2%
SAMPLE SIZE	5,066	6,533	5,661	8,419	10,656	10,600	109.2%	-0.5%

Reeder's Village in Helena caused the average price to rise in 1999.

TABLE III.16
MEDIAN PRICE OF HOUSING IN MONTANA
MONTANA BOARD OF HOUSING

County	1998	1999	2000	2001	2002	2003	1998-2003 Change	2002-2003 Change
Beaverhead	81,000	83,500	75,000	83,000	86,500	99,900	23.3%	15.5%
Big Horn	56,680	76,000	69,500	72,400	107,605	53,750	-5.2%	-50.0%
Blaine	42,000	50,000	63,000	57,000	64,250	60,000	42.9%	-6.6%
Broadwater	101,250	79,500	83,000	100,498	78,250	105,000	3.7%	34.2%
Carbon	91,200	95,000	115,000	115,000	109,600		-100.0%	-100.0%
Carter				44,000		120,000		
Cascade	89,900	89,000	98,050	105,000	90,000	114,700	27.6%	27.4%
Chouteau	71,433	90,500	72,750	80,075	60,525	65,000	-9.0%	7.4%
Custer	50,050	65,000	62,000	66,000	64,525	65,000	29.9%	0.7%
Daniels		45,000	108,000	30,000	56,250			-100.0%
Dawson	63,750	62,700	63,800	55,000	51,953	65,750	3.1%	26.6%
Deer Lodge	64,794	72,000	50,000	54,000	69,150	54,950	-15.2%	-20.5%
Fallon	59,000	62,500	52,250	60,000	58,650	37,000	-37.3%	-36.9%
Fergus	66,000	80,000	63,000	74,800	71,000	78,000	18.2%	9.9%
Flathead	110,000	108,000	138,950	126,000	136,000	159,000	44.5%	16.9%
Gallatin	121,950	137,000	139,900	137,500	130,500	167,850	37.6%	28.6%
Garfield		73,000	39,000	80,000		29,000		
Glacier	68,000	68,500	65,750	75,000	60,000	98,000	44.1%	63.3%
Golden Valley	57,450	142,900	110,000	27,600	85,000	65,000	13.1%	-23.5%
Granite	98,500	53,000	57,000	62,000	67,750	121,500	23.4%	79.3%
Hill	73,500	77,750	86,500	68,000	74,500	72,000	-2.0%	-3.4%
Jefferson	139,500	135,000	144,500	163,000	149,700	161,400	15.7%	7.8%
Judith Basin		70,000	30,000	75,000	76,000	40,000		-47.4%
Lake	93,750	127,900	141,000	129,000	135,000	155,000	65.3%	14.8%
Lewis & Clark	106,000	110,000	112,194	115,000	117,250	127,000	19.8%	8.3%
Liberty	80,000	95,000	61,000	35,000	56,941	41,615	-48.0%	-26.9%
Lincoln	80,000	79,000	81,250	94,000	115,500	123,250	54.1%	6.7%
Madison	118,750	102,125	87,500	105,000	116,875	119,300	0.5%	2.1%
McCone		53,500	44,900		41,402	69,000		66.7%
Meagher		85,000	169,000	94,000	56,000	67,500		20.5%
Mineral	82,000	97,900	79,900	82,000	81,500	132,800	62.0%	62.9%
Missoula	115,000	130,000	132,000	139,337	143,850	169,950	47.8%	18.1%
Musselshell	40,000	93,150	80,875	122,500	67,533	56,750	41.9%	-16.0%
Park	82,200	97,232	92,500	96,075	102,000	121,000	47.2%	18.6%
Phillips		72,500	75,000	42,500	78,700	54,000		-31.4%
Ponderosa	60,600	61,700	53,000	73,700	68,725	81,250	34.1%	18.2%
Powder River				38,250	70,600	55,000		-22.1%
Powell	68,250	53,500	72,500	84,500	92,300	85,000	24.5%	-7.9%
Prairie		65,000	32,500		130,100	63,250		-51.4%
Ravalli	119,000	125,000	129,900	146,500	135,000	151,500	27.3%	12.2%
Richland	55,000	58,000	63,500	55,000	55,700	65,000	18.2%	16.7%
Roosevelt	58,750	40,000	55,000	56,500	86,000	55,000	-6.4%	-36.0%
Rosebud	63,000	62,250	71,250	67,000	66,500	69,900	11.0%	5.1%
Sanders	86,300	94,500	135,000	95,000	112,000	120,000	39.0%	7.1%
Sheridan	61,500	127,000		60,000			-100.0%	
Silverbow	69,000	67,500	65,500	72,250	68,988	81,875	18.7%	18.7%
Stillwater	85,000	100,500	127,900	116,000	106,625	115,000	35.3%	7.9%
Sweet Grass	86,500	98,500	114,546	139,500	142,500	110,000	27.2%	-22.8%
Teton	82,450	89,950	76,750	85,000	72,366	85,000	3.1%	17.5%
Toole	52,000	63,375	60,000	60,000	63,498	72,250	38.9%	13.8%
Treasure						59,000		
Valley	68,500	62,000	50,000	62,625	63,350	74,000	8.0%	16.8%
Wheatland	40,325	57,500	56,650	69,000	67,400	135,000	234.8%	100.3%
Wibaux	26,000	55,000		58,000			-100.0%	
Yellowstone	96,000	104,000	107,500	107,265	117,500	129,680	35.1%	10.4%
MONTANA	95,000	103,811	115,000	119,000	120,000	136,500	43.7%	13.8%
SAMPLE SIZE	5,066	6,533	5,661	8,419	10,656	10,600	109.2%	-0.5%

Total Monthly Housing Costs

Purchase Price/Monthly Rent

During May–August 2004, data was collected from newspaper classified advertisements for one, two and three bedroom rental properties (including advertised rentals for apartments, condos, single-family homes, and manufactured/mobile homes) and for two, three, four and 5+¹ bedroom site-built homes for sale (excluding manufactured and mobile homes), and for lots appropriate for manufactured housing. The data collected by county is presented in Table III.17.

An average price for a 3 bedroom double wide manufactured home was estimated using Census data and data from Pierce Homes in Billings. The Census Bureau (using a HUD Survey) reported the average sales price in 2003 for a new double wide manufactured home in Montana as \$63,700. This figure includes set up costs and utility hook up costs. The average cost for pouring a foundation obtained from Pierce Homes was \$8,000, for a total cost of \$71,700.

Finance, Insurance, Taxes

A telephone survey of bankers and insurance agents was conducted in July 2004 to determine the average interest rate, origination fees, closing costs and insurance rate by county. Property tax rates were obtained from the Montana Department of Revenue and represent the average rate by county. The data collected by county is presented in Table III.18.

Utilities

Monthly utility costs were calculated from the Section 8 Utility Allowance Schedules (UAS) effective October 2004. The “for rent” category utilized the Multi-Family UAS; the “manufactured home for sale” category utilized the Mobile Home UAS and the “2 – 5+ bedroom for sale category” utilized the Single-Family UAS. A weighted average rate was used for space heating, water heating, and cooking. This rate was based on historical energy consumption in Montana.² Electrical costs for lighting, refrigerators and other use were included. Homes with 5+ bedrooms were assumed to have air conditioning and the cost for this was included. Water, sewer and trash costs were included for homeowners; renters were assumed to pay for these services as part of their rent. As noted above, the “for rent” columns include advertised rentals for apartments, condos, and single-family homes, and manufactured/mobile homes while the “for sale” column includes manufactured homes (excluding mobile homes) and 2 – 5+ bedroom single-family homes, townhouses, and condos.

The monthly utility costs are presented in Table III.19.

¹ 5+ bedroom homes are homes with more than 4 bedrooms; or with extra features such as a pool, a view, or acreage.

² Historical energy use (obtained from the Energy Information Administration) was calculated as 55% natural gas, 11% bottled gas, and 34% electricity for the period 1996 – 2000 (most recent available data).

TABLE III.17a
AVERAGE ADVERTISED MONTHLY RENT THROUGHOUT MONTANA - May to August 2004

County	City	Source of Data	Monthly Rent		
			1 bdrm	2 bdrm	3 bdrm
Beaverhead	Dillon	Dillon Tribune	297	362	500
Big Horn	Hardin	Big Horn County News	.	.	.
Blaine	Chinook	The Journal News-Opinion	.	400	.
Broadwater	Townsend	The Townsend Star	220	341	548
Carbon	Red Lodge	Carbon County News	.	398	500
Carter	Ekalaka	Ekalaka Eagle	.	.	.
Cascade	Great Falls	Great Falls Tribune	326	457	673
Chouteau	Fort Benton	The River Press	238	350	.
Custer	Miles City	Miles City Star	295	386	468
Daniels	Scobey	Daniels County Leader	.	.	.
Dawson	Glendive	Glendive Ranger-Review	210	323	.
Deer Lodge	Anaconda	Anaconda Leader	232	395	572
Fallon	Baker	Fallon County Times	250	.	.
Fergus	Lewistown	Lewistown News-Argus	267	439	428
Flathead	Columbia Falls	Hungry Horse News	348	613	698
Flathead	Kalispell	The Daily Inter Lake	431	636	891
Flathead	Whitefish	Whitefish Pilot	451	684	913
Gallatin	Bozeman	Bozeman Daily Chronicle	471	644	880
Gallatin	Big Sky	Lone Peak Lookout	.	400	1,800
Gallatin	Three Forks	Three Forks Herald	379	540	588
Gallatin	West Yellowstone	The West Yellowstone News	.	.	.
Garfield	Jordan	Jordan Tribune	.	.	.
Glacier	Browning	Glacier-Republic	250	331	487
Glacier	Cut Bank	Pioneer Press & Western Breeze	331	306	446
Golden Valley	Ryegate	The Times Clarion	163	270	300
Granite	Philipsburg	The Philipsburg Mail	350	250	.
Hill	Havre	Havre Daily News	298	348	515
Jefferson	Boulder	Boulder Monitor	253	313	.
Jefferson	Whitehall	Whitehall Ledger	273	389	500
Judith Basin	Stanford	Central Montana Press & Judith Basin Press	.	.	.
Lake	Bigfork	Bigfork Eagle	370	630	800
Lake	Polson	Lake County Leader	379	511	681
Lake	Pablo	Char-Koosta News	.	.	550
Lewis and Clark	Helena	Helena Independent Record	392	558	728
Liberty	Chester	Liberty County Times	.	269	435

TABLE III.17a (continued)
AVERAGE ADVERTISED MONTHLY RENT THROUGHOUT MONTANA - May to August 2004

County	City	Source of Data	Monthly Rent		
			1 bdrm	2 bdrm	3 bdrm
Lincoln	Libby	Western News & The Montanan	298	370	530
Lincoln	Eureka	Tobacco Valley News	402	416	475
Madison	Ennis	The Madisonian	450	420	510
McCone	Circle	Circle Banner	.	.	.
Meagher	White Sulphur Springs	The Meagher County News	319	313	400
Mineral	Superior	Mineral Independent	293	381	408
Missoula	Missoula	The Missoulian & Missoula Independent	451	626	903
Missoula	Seeley Lake	Seeley-Swan Pathfinder	367	503	553
Musselshell	Roundup	.	.	.	.
Park	Livingston	Livingston Enterprise	364	545	668
Petroleum	Winnett	Roundup Record Tribune & Winnett Times	200	463	427
Phillips	Malta	Phillips County News	.	225	311
Pondera	Conrad	Independent-Observer	257	254	338
Pondera	Valier	The Valerian	.	300	445
Powder River	Broadus	Powder River Examiner	.	.	.
Powell	Deer Lodge	Silver State Post	270	420	431
Prairie	Terry	The Terry Tribune	.	.	475
Ravalli	Hamilton	Ravalli Republic	450	613	878
Ravalli	Stevensville	The Bitterroot Star	500	404	.
Richland	Sidney	Sidney Herald-Leader	250	325	450
Roosevelt	Wolf Point	Wotanin Wowapi & Herald News	250	400	.
Rosebud	Forsyth	The Independent Press	297	344	420
Sanders	Plains	Valley Press	.	600	685
Sanders	Thompson Falls	Sanders County Ledger	272	528	473
Sheridan	Plentywood	Sheridan County News	.	.	425
Silver Bow	Butte	The Montana Standard	306	429	603
Stillwater	Columbus	Stillwater County News	.	408	500
Sweet Grass	Big Timber	The Big Timber Pioneer	286	491	408
Teton	Choteau	Chouteau Acantha	318	308	400
Teton	Fairfield	Fairfield Sun Times	.	300	475
Toole	Shelby	Shelby Promoter	305	350	400
Treasure	Hysham	The Times-Clarion	.	.	.
Valley	Glasgow	Glasgow Courier	315	288	357
Wheatland	Harlowton	The Times Clarion	.	.	.
Wibaux	Wibaux	The Wibaux Pioneer-Gazette	.	225	.
Yellowstone	Billings	Billings Gazette, Outpost, Yellow. Co. News	390	558	738
Yellowstone	Laurel	Laurel Outlook	368	461	583
Montana Average			\$322	\$418	\$569

TABLE III.17b
AVERAGE ADVERTISED FOR-SALE PRICE THROUGHOUT MONTANA - May to August 2004

County	City	Advertised For-Sale Price				
		Lot	2 bdrm	3 bdrm	4 bdrm	5+ bdrm
Beaverhead	Dillon	52,000	.	85,000	174,500	.
Big Horn	Hardin	.	66,000	126,188	107,545	88,313
Blaine	Chinook	.	53,900	106,967	81,400	89,900
Broadwater	Townsend	30,311	76,125	132,722	.	312,500
Carbon	Red Lodge	77,000	128,480	209,543	215,000	526,500
Carter	Ekalaka	.	47,500	127,800	.	.
Cascade	Great Falls	31,230	87,892	128,970	168,747	200,575
Chouteau	Fort Benton	35,000	76,865	88,650	89,117	88,167
Custer	Miles City	25,000	76,322	113,831	83,570	.
Daniels	Scobey	.	.	.	.	.
Dawson	Glendive	.	45,000	30,667	93,250	.
Deer Lodge	Anaconda	.	42,000	67,500	88,500	143,000
Fallon	Baker	.	.	35,000	.	69,000
Fergus	Lewistown	35,275	73,859	95,563	137,263	335,000
Flathead	Columbia Falls	74,900	84,900	239,500	.	179,000
Flathead	Kalispell	67,794	175,163	191,290	245,156	431,625
Flathead	Whitefish	.	199,750	307,250	389,000	.
Gallatin	Bozeman	66,935	160,610	206,495	260,325	500,983
Gallatin	Big Sky	35,000	168,900	449,000	.	.
Gallatin	Three Forks	.	.	158,300	.	249,000
Gallatin	West Yellowstone	24,850	205,980	116,900	349,500	550,000
Garfield	Jordan	.	.	.	.	.
Glacier	Browning	35,000	130,500	68,800	147,667	.
Glacier	Cut Bank	35,000	40,886	83,557	111,329	113,167
Golden Valley	Ryegate	3,500	57,225	47,950	55,000	118,450
Granite	Philipsburg	.	264,167	.	155,500	.
Hill	Havre	19,500	171,750	94,698	112,117	279,000
Jefferson	Boulder	.	103,450	.	82,000	.
Jefferson	Whitehall	.	115,000	194,980	.	313,333
Judith Basin	Stanford	.	47,000	67,334	49,900	.
Lake	Bigfork	.	186,271	.	.	.
Lake	Polson	39,333	178,333	112,000	118,500	.
Lake	Pablo	.	.	125,380	90,000	215,000
Lewis and Clark	Helena	51,344	145,843	146,076	204,018	257,515
Liberty	Chester	23,520	34,553	75,391	53,750	98,750

TABLE III.17b (continued)
AVERAGE ADVERTISED FOR-SALE PRICE THROUGHOUT MONTANA - May to August 2004

County	City	Advertised For-Sale Price				
		Lot	2 bdrm	3 bdrm	4 bdrm	5+ bdrm
Lincoln	Libby	29,392	83,470	96,141	132,856	237,500
Lincoln	Eureka	.	275,000	176,583	185,000	.
Madison	Ennis	44,042	120,033	143,111	249,975	149,900
McCone	Circle	.	49,500	181,850	.	128,000
Meagher	White Sulphur Springs	.	.	50,000	.	176,980
Mineral	Superior	47,343	172,150	188,997	189,765	279,000
Missoula	Missoula	91,044	164,462	218,297	278,352	376,799
Missoula	Seeley Lake	.	.	169,500	.	.
Musselshell	Roundup	.	.	.	.	.
Park	Livingston	.	92,450	145,164	.	.
Petroleum	Winnett	12,313	65,863	105,519	137,364	73,167
Phillips	Malta	36,000	53,944	108,000	79,636	95,000
Pondera	Conrad	6,900	32,250	159,000	104,200	.
Pondera	Valier	.	26,000	58,000	116,000	74,000
Powder River	Broadus	.	.	.	.	.
Powell	Deer Lodge	.	66,083	203,167	136,700	.
Prairie	Terry	.	.	68,000	.	.
Ravalli	Hamilton	76,566	156,589	199,449	244,473	334,240
Ravalli	Stevensville	.	.	174,500	.	.
Richland	Sidney	19,750	66,900	86,555	132,440	101,990
Roosevelt	Wolf Point	.	.	314,000	.	69,000
Rosebud	Forsyth	20,508	51,027	87,368	106,000	289,000
Sanders	Plains	44,146	133,465	177,971	237,438	259,900
Sanders	Thompson Falls	48,882	133,529	179,685	191,820	354,438
Sheridan	Plentywood	.	45,000	124,667	.	234,500
Silver Bow	Butte	19,713	67,864	71,052	115,000	134,580
Stillwater	Columbus	78,971	125,138	209,913	215,000	547,333
Sweet Grass	Big Timber	25,100	83,486	160,700	91,900	387,233
Teton	Choteau	.	68,500	114,500	.	.
Teton	Fairfield	.	65,500	118,878	185,000	142,633
Toole	Shelby	.	54,850	61,555	87,029	79,967
Treasure	Hysham	.	.	.	.	.
Valley	Glasgow	14,905	68,825	84,616	93,606	137,300
Wheatland	Harlowton	.	.	.	.	.
Wibaux	Wibaux	.	.	314,000	.	.
Yellowstone	Billings	44,988	128,913	169,736	208,688	286,351
Yellowstone	Laurel	.	.	.	137,500	.
Montana Average		\$39,529	\$103,546	\$141,190	\$152,467	\$229,718

TABLE III.18
FINANCE, TAX AND INSURANCE COSTS FOR HOME OWNERSHIP
JULY 2004

County	City	Lending Institution	Telephone #	% of Loan Amount			Per \$1 of Value	
				Int. Rate	Orig. Fees	Closing Costs	Prop. Tax Rate	Ins. Rate
Beaverhead	Dillon	Pioneer Federal	406-683-5191	6.25	1.00	2.00	0.0125	0.0045
Big Horn	Hardin	Little Horn State Bank	406-665-2332	6.38	1.00	4.00	0.0097	0.0085
Blaine	Harlem	Bank of Harlem	406-353-2201	6.25	1.50	1.50	0.0112	0.0120
Broadwater	Townsend	American Fed Sav Bank	406-442-3080	6.25	1.00	3.00	0.0112	0.0042
Carbon	Bridger	Bank of Bridger	406-662-3222	6.50	1.00	1.50	0.0118	0.0064
Carter	Ekalaka	First National Bank	406-775-8724	6.50	0.00	0.00	0.0105	0.0055
Cascade	Great Falls	First Interstate Bank	406-454-6200	6.37	1.00	2.00	0.0144	0.0050
Chouteau	Fort Benton	1st Security Bank	406-622-3351	6.40	1.00	2.50	0.0117	0.0039
Custer	Miles City	First Interstate Bank	406-232-5590	6.38	1.00	2.50	0.0142	0.0065
Daniels	Scobey	Independence Bank of Havre	800-823-2274	6.25	1.00	2.50	0.0150	0.0080
Dawson	Glendive	Community First Bank	406-377-8282	5.95	0.00	0.00	0.0154	0.0075
Deer Lodge	Anaconda	Wells Fargo Home Mortgage	406-563-3483	6.38	1.00	2.50	0.0161	0.0070
Fallon	Baker	Bank of Baker	406-778-3382	6.75	1.00	1.59	0.0077	0.0060
Fergus	Lewistown	Western Security	406-538-7448	6.25	1.00	2.20	0.0116	0.0081
Flathead	Kalispell	Glacier Bank	406-756-4275	6.25	1.00	2.17	0.0124	0.0040
Gallatin	Bozeman	Wells Fargo Home Mortgage	406-585-2227	6.38	1.00	2.20	0.0111	0.0060
Garfield	Jordan	Garfield County Bank	406-557-2201	7.00	0.00	0.00	0.0115	0.0070
Glacier	Cut Bank	MT Mortgage and Financ. Svc.	406-873-4210	6.25	1.00	3.50	0.0140	0.0085
Golden Valley	Ryegate	Continental National	406-568-2405	7.00	1.00	0.90	0.0105	0.0095
Granite	Phillipsburg	Flint Creek Valley Bank	406-859-3241	6.38	1.00	2.20	0.0123	0.0060
Hill	Havre	Stockman Bank	406-265-5831	6.38	1.00	1.94	0.0123	0.0045
Jefferson	Boulder	First Boulder Valley	406-225-3351	6.38	1.00	3.00	0.0111	0.0055
Judith Basin	Stanford	Basin State Bank	406-538-3301	6.38	1.00	3.00	0.0112	0.0070
Lake	Polson	First Interstate Bank	406-883-7700	6.38	1.00	2.50	0.0107	0.0045
Lewis and Clark	Helena/Lincoln	First Interstate Bank	406-457-7171	6.25	1.00	2.00	0.0144	0.0060
Liberty	Chester	Wells Fargo Home Mortgage	406-247-8361	6.50	1.00	3.00	0.0119	0.0095
Lincoln	Libby	Glacier Bank	406-293-4109	6.25	1.00	2.50	0.0113	0.0058
Madison	Virginia City	First Madison Valley	406-682-4215	6.50	1.00	3.00	0.0122	0.0053
McCone	Circle	Wells Fargo Home Mortgage	406-485-2731	6.00	1.00	2.00	0.0141	0.0050
Meagher	White Sulphur Springs	Bank of the Rockies NA	406-222-9010	6.38	1.00	1.75	0.0102	0.0050
Mineral	Lolo	Bitterroot Valley Bank	406-273-2400	6.25	1.00	2.00	0.0126	0.0040
Missoula	Missoula	1st Interstate	406-523-4200	6.50	1.00	2.00	0.0143	0.0065
Musselshell	Roundup	Wells Fargo Home Mortgage	406-323-2000	5.75	1.00	3.70	0.0127	0.0150
Park	Livingston	First Interstate Bank	406-222-2950	7.00	0.50	1.00	0.0109	0.0045
Petroleum	Winnett	1st Security (Roundup)	406-323-1100	7.75	1.00	1.00	0.0144	0.0073
Phillips	Malta	First Security	406-654-2221	6.25	1.00	2.50	0.0108	0.0060
Pondera	Conrad	Wells Fargo	800-288-3212	6.38	1.00	1.50	0.0137	0.0063
Powder River	Broadus	Rocky Mountain	406-436-2611	7.25	1.00	1.65	0.0151	0.0080
Powell	Deer Lodge	Pioneer Federal	406-846-2202	6.38	1.00	1.50	0.0108	0.0055
Prairie	Terry	Stockman Bank of Terry	406-377-1000	6.25	1.00	2.50	0.0138	0.0085
Ravalli	Hamilton	First Interstate Bank	406-363-0900	5.95	1.00	2.00	0.0110	0.0045
Richland	Sidney	Stockman Bank	406-433-8600	6.38	1.00	2.15	0.0096	0.0055
Roosevelt	Wolf Point	First Community Bank	406-653-2010	6.25	1.00	2.10	0.0114	0.0083
Rosebud	Forsyth	First State Bank of Forsyth	406-346-2111	6.38	1.00	2.00	0.0073	0.0130
Sanders	Thompson Falls	First State Bank	406-827-3565	6.25	1.00	2.50	0.0103	0.0060
Sheridan	Plentywood	Rocky Mountain Bank	406-765-2265	6.75	1.00	1.80	0.0142	0.0075
Silver Bow	Butte	Glacier Bank	406-782-9104	6.25	1.00	3.00	0.0157	0.0063
Stillwater	Columbus	Yellowstone Bank	406-322-5366	6.25	1.00	3.00	0.0100	0.0060
Sweet Grass	Big Timber	Sterling Bank	406-932-5317	5.50	1.00	2.50	0.0106	0.0040
Teton	Choteau	Citizens State Bank	406-466-5743	6.38	1.00	3.00	0.0132	0.0060
Toole	Shelby	Heritage Bank	800-800-4310	6.38	1.00	2.00	0.0119	0.0066
Treasure	Hysham	Stockman Bank	406-342-5214	7.25	1.00	2.20	0.0111	0.0053
Valley	Glasgow	Independence Bank	406-228-9361	6.25	1.00	2.00	0.0113	0.0050
Wheatland	Harlowton	Continental National	406-632-4373	6.25	1.00	2.00	0.0106	0.0045
Wibaux	Wibaux	Stockman Bank	406-796-2424	6.30	1.00	2.00	0.0118	0.0157
Yellowstone	Billings	Wells Fargo Home Mortgage	406-238-0750	6.25	1.00	2.00	0.0124	0.0050

TABLE III.19
MONTHLY UTILITY COSTS

MT Department of Commerce Utility Allowances - October 2004

County	City	Region	For Rent			For Sale				
			1 bdrm	2 bdrm	3 bdrm	Mfg Home	2 bdrm	3 bdrm	4 bdrm	5+ bdrm
Beaverhead		12	\$73	\$92	\$125	\$173	\$152	\$189	\$229	\$265
Big Horn		7	\$72	\$90	\$122	\$175	\$152	\$188	\$228	\$266
Blaine		4	\$77	\$96	\$131	\$196	\$167	\$209	\$255	\$299
Broadwater		8	\$79	\$99	\$135	\$175	\$158	\$192	\$232	\$268
Carbon		7	\$72	\$90	\$122	\$175	\$152	\$188	\$228	\$266
Carter		3	\$75	\$94	\$127	\$189	\$161	\$200	\$243	\$285
Cascade	Great Falls	15	\$78	\$95	\$128	\$174	\$148	\$186	\$226	\$266
Chouteau		5	\$80	\$96	\$131	\$190	\$173	\$209	\$250	\$285
Custer		3	\$75	\$94	\$127	\$189	\$161	\$200	\$243	\$285
Daniels		1	\$76	\$94	\$130	\$186	\$163	\$204	\$242	\$283
Dawson		2	\$77	\$95	\$130	\$176	\$156	\$191	\$233	\$271
Deer Lodge		12	\$73	\$92	\$125	\$173	\$152	\$189	\$229	\$265
Fallon		3	\$75	\$94	\$127	\$189	\$161	\$200	\$243	\$285
Fergus		6	\$78	\$97	\$134	\$190	\$169	\$209	\$252	\$293
Flathead		10	\$69	\$85	\$114	\$175	\$151	\$186	\$224	\$257
Gallatin	Bozeman	16	\$78	\$95	\$130	\$214	\$183	\$226	\$272	\$314
Garfield		2	\$77	\$95	\$130	\$176	\$156	\$191	\$233	\$271
Glacier		5	\$80	\$96	\$131	\$190	\$173	\$209	\$250	\$285
Golden Valley		6	\$78	\$97	\$134	\$190	\$169	\$209	\$252	\$293
Granite		12	\$73	\$92	\$125	\$173	\$152	\$189	\$229	\$265
Hill		4	\$77	\$96	\$131	\$196	\$167	\$209	\$255	\$299
Jefferson		8	\$79	\$99	\$135	\$175	\$158	\$192	\$232	\$268
Judith Basin		6	\$78	\$97	\$134	\$190	\$169	\$209	\$252	\$293
Lake		10	\$69	\$85	\$114	\$175	\$151	\$186	\$224	\$257
Lewis and Clark	Helena	13	\$80	\$99	\$134	\$191	\$156	\$204	\$251	\$305
Liberty		4	\$77	\$96	\$131	\$196	\$167	\$209	\$255	\$299
Lincoln		10	\$69	\$85	\$114	\$175	\$151	\$186	\$224	\$257
Madison		12	\$73	\$92	\$125	\$173	\$152	\$189	\$229	\$265
McCone		2	\$77	\$95	\$130	\$176	\$156	\$191	\$233	\$271
Meagher		9	\$79	\$98	\$133	\$186	\$161	\$200	\$245	\$284
Mineral		11	\$71	\$88	\$119	\$183	\$167	\$197	\$232	\$265
Missoula	Missoula	17	\$72	\$89	\$121	\$185	\$164	\$199	\$237	\$272
Musselshell		6	\$78	\$97	\$134	\$190	\$169	\$209	\$252	\$293
Park		9	\$79	\$98	\$133	\$186	\$161	\$200	\$245	\$284
Petroleum		6	\$78	\$97	\$134	\$190	\$169	\$209	\$252	\$293
Phillips		1	\$76	\$94	\$130	\$186	\$163	\$204	\$242	\$283
Pondera		5	\$80	\$96	\$131	\$190	\$173	\$209	\$250	\$285
Powder River		3	\$75	\$94	\$127	\$189	\$161	\$200	\$243	\$285
Powell		12	\$73	\$92	\$125	\$173	\$152	\$189	\$229	\$265
Prairie		2	\$77	\$95	\$130	\$176	\$156	\$191	\$233	\$271
Ravalli		11	\$71	\$88	\$119	\$183	\$167	\$197	\$232	\$265
Richland		2	\$77	\$95	\$130	\$176	\$156	\$191	\$233	\$271
Roosevelt		1	\$76	\$94	\$130	\$186	\$163	\$204	\$242	\$283
Rosebud		3	\$75	\$94	\$127	\$189	\$161	\$200	\$243	\$285
Sanders		10	\$69	\$85	\$114	\$175	\$151	\$186	\$224	\$257
Sheridan		1	\$76	\$94	\$130	\$186	\$163	\$204	\$242	\$283
Silver Bow	Butte	18	\$80	\$100	\$136	\$190	\$164	\$206	\$252	\$293
Stillwater		7	\$72	\$90	\$122	\$175	\$152	\$188	\$228	\$266
Sweet Grass		7	\$72	\$90	\$122	\$175	\$152	\$188	\$228	\$266
Teton		5	\$80	\$96	\$131	\$190	\$173	\$209	\$250	\$285
Toole		5	\$80	\$96	\$131	\$190	\$173	\$209	\$250	\$285
Treasure		3	\$75	\$94	\$127	\$189	\$161	\$200	\$243	\$285
Valley		1	\$76	\$94	\$130	\$186	\$163	\$204	\$242	\$283
Wheatland		6	\$78	\$97	\$134	\$190	\$169	\$209	\$252	\$293
Wibaux		2	\$77	\$95	\$130	\$176	\$156	\$191	\$233	\$271
Yellowstone	Billings	14	\$72	\$90	\$122	\$163	\$137	\$174	\$215	\$247

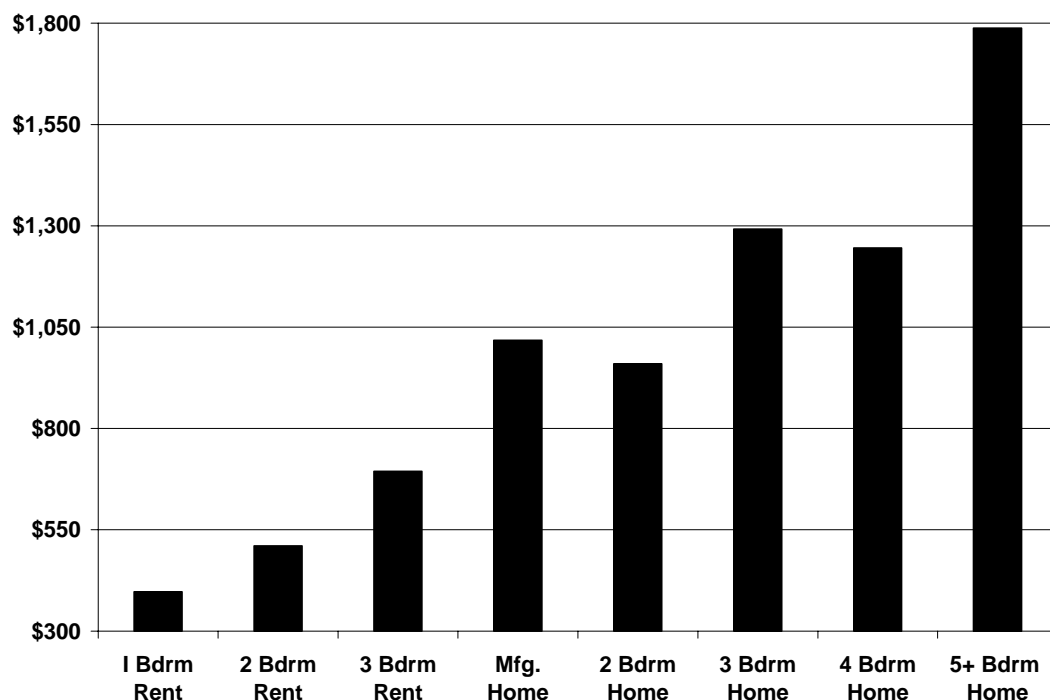
Using the data collected (advertised prices, finance, tax, insurance and utility costs), the monthly cost of housing in Montana was computed for each county. For homeowners, the calculation assumes the purchase was financed with a conventional 30-year mortgage with a 10% down payment for 2 and 3 bedroom homes and a 20% down payment for 4 and 5+ bedroom homes. Private mortgage insurance (PMI) was included in the 10% down payment calculation at an average rate of .65% of the loan amount annually³. Fees and closing costs were also financed over 30 years. Property taxes, insurance costs, and utility costs were added to determine the total monthly cost of owning a home.

For manufactured home purchasers, the calculation assumes the purchase of the manufactured home and lot were financed with a conventional 30-year mortgage with a 10% down payment, and PMI at .65% of the loan amount annually. Fees and closing costs were also financed over 30 years. Property taxes, insurance costs and utility costs were added to determine the total monthly cost of owning a 3-bedroom double wide manufactured home.

For renters, the monthly rental cost and monthly utility cost were added together to determine the total monthly cost of renting a home.

The average costs for Montana for each category are depicted below, and in detail by county in Table III.20 on the following page.

Average Costs for Renters and Homeowners - August 2004



³ PMI rates range from .52% to .78% annually for a 10% down payment loan.

TABLE III.20
MONTHLY COST OF HOUSING IN MONTANA

County	City	For Rent			For Sale				
		1 bdrm	2 bdrm	3 bdrm	Mfg Home	2 bdrm	3 bdrm	4 bdrm	5+ bdrm
Beaverhead	Dillon	370	454	625	1,091	..	833	1,356	..
Big Horn	Hardin	..	..	..	..	671	1,180	951	860
Blaine	Chinook	..	496	..	..	604	1,076	823	927
Broadwater	Townsend	299	440	683	930	729	1,188	..	2,261
Carbon	Red Lodge	..	488	622	1,295	1,155	1,824	1,663	3,780
Carter	Ekalaka	..	..	..	725	516	1,155	..	..
Cascade	Great Falls	404	552	801	969	838	1,199	1,361	1,615
Chouteau	Fort Benton	318	446	..	988	756	881	825	854
Custer	Miles City	370	480	595	948	771	1,110	816	..
Daniels	Scobey	..	..	..	..	..	..	..	..
Dawson	Glendive	287	418	..	..	504	428	854	..
Deer Lodge	Anaconda	305	487	697	..	496	742	854	1,275
Fallon	Baker	325	..	..	..	..	465	..	729
Fergus	Lewistown	345	536	562	1,003	747	956	1,172	2,538
Flathead	Columbia Falls	417	698	812	1,256	791	1,993	..	1,407
Flathead	Kalispell	500	721	1,005	1,205	1,472	1,629	1,799	3,030
Flathead	Whitefish	520	769	1,027	..	1,658	2,504	2,723	..
Gallatin	Bozeman	549	739	1,010	1,245	1,417	1,812	1,978	3,597
Gallatin	Big Sky	..	495	1,930	1,016	1,480	3,675	..	..
Gallatin	Three Forks	457	635	718	..	..	1,442	..	1,946
Gallatin	West Yellowstone	..	..	..	943	1,765	1,124	2,562	3,918
Garfield	Jordan	..	..	..	..	..	..	..	..
Glacier	Browning	330	427	618	1,032	1,233	768	1,283	..
Glacier	Cut Bank	411	402	577	1,032	505	888	1,029	1,077
Golden Valley	Ryegate	241	367	434	805	639	603	640	1,129
Granite	Philipsburg	423	342	..	..	2,206	..	1,263	..
Hill	Havre	375	444	646	885	1,479	932	985	2,116
Jefferson	Boulder	332	412	..	..	952	..	769	..
Jefferson	Whitehall	352	488	635	..	1,041	1,689	..	2,319
Judith Basin	Stanford	..	..	..	..	536	735	585	..
Lake	Bigfork	439	715	914	..	1,555	..	..	..
Lake	Polson	448	596	795	997	1,495	1,030	983	..
Lake	Pablo	..	..	664	..	..	1,131	801	1,635
Lewis and Clark	Helena	472	657	862	1,133	1,303	1,353	1,628	2,043
Liberty	Chester	..	365	566	954	449	824	632	992

TABLE III.20 (continued)
MONTHLY COST OF HOUSING IN MONTANA

County	City	For Rent			For Sale				
		1 bdrm	2 bdrm	3 bdrm	Mfg Home	2 bdrm	3 bdrm	4 bdrm	5+ bdrm
Lincoln	Libby	367	455	644	930	786	918	1,086	1,799
Lincoln	Eureka	471	501	589	..	2,244	1,530	1,425	..
Madison	Ennis	523	512	635	1,059	1,091	1,308	1,899	1,266
McCone	Circle	..	..	..	..	532	1,574	..	1,103
Meagher	White Sulphur Springs	398	411	533	..	..	575	..	1,411
Mineral	Superior	364	469	527	1,066	1,467	1,624	1,453	2,060
Missoula	Missoula	523	715	1,024	1,445	1,487	1,956	2,161	2,877
Missoula	Seeley Lake	439	592	674	..	..	1,563	..	..
Musselshell	Roundup	..	..	..	..	..	..	..	..
Park	Livingston	443	643	801	..	883	1,334	..	..
Petroleum	Winnett	278	560	561	924	750	1,140	1,297	850
Phillips	Malta	..	319	441	986	573	1,024	758	898
Pondera	Conrad	337	350	469	805	427	1,461	953	..
Pondera	Valier	..	396	576	..	378	666	1,033	784
Powder River	Broadus	..	..	..	..	..	..	..	..
Powell	Deer Lodge	343	512	556	..	653	1,728	1,111	..
Prairie	Terry	..	..	605	..	..	739	..	..
Ravalli	Hamilton	521	701	997	1,233	1,307	1,649	1,743	2,331
Ravalli	Stevensville	571	492	..	..	..	1,467	..	..
Richland	Sidney	327	420	580	854	658	841	1,078	922
Roosevelt	Wolf Point	326	494	..	..	..	2,657	..	745
Rosebud	Forsyth	372	438	547	898	566	893	964	2,252
Sanders	Plains	..	685	799	1,027	1,158	1,529	1,750	1,927
Sanders	Thompson Falls	341	613	587	1,061	1,159	1,542	1,457	2,535
Sheridan	Plentywood	..	..	555	..	535	1,234	..	1,950
Silver Bow	Butte	386	529	739	915	710	778	1,048	1,224
Stillwater	Columbus	..	498	622	1,274	1,097	1,774	1,610	3,785
Sweet Grass	Big Timber	358	581	530	841	734	1,308	770	2,550
Teton	Choteau	398	404	531	..	714	1,113	..	..
Teton	Fairfield	..	396	606	..	690	1,148	1,502	1,250
Toole	Shelby	385	446	531	..	599	688	828	817
Treasure	Hysham	..	..	..	..	..	..	..	..
Valley	Glasgow	391	382	487	831	681	840	841	1,162
Wheatland	Harlowton	..	..	..	..	..	..	..	..
Wibaux	Wibaux	..	320	..	..	..	2,854	..	..
Yellowstone	Billings	462	648	860	1,033	1,119	1,467	1,572	2,108
Yellowstone	Laurel	440	551	705	..	..	..	1,109	..
Montana Average		397	511	694	1,017	959	1,292	1,246	1,788

MEDIAN FAMILY INCOME AND COST BURDEN THRESHOLDS

HUD sets income limits that determine the eligibility of applicants for assisted housing programs. Using data from the Census, the American Community Survey, and the Bureau of Labor Statistics, HUD estimates median family income (one-half of families have higher income, one-half of families have lower income) for a family of four (base) and adjusts this income number for different family sizes as follows:

<u>Family Size</u>	<u>Percentage Adjustment to Base</u>
1	70% of BASE
2	80% of BASE
3	90% of BASE
4	BASE
5	108% of BASE
6	116% of BASE
7	124% of BASE
8	132% of BASE

HUD then calculates three income categories for a four person household:

1. 0-30% of median family income (the lowest income category);
2. 31-50% of median family income, which is defined as very low income; and
3. 51-80% of median family income, which is defined as low income.

Adjustments are made for areas that have unusually high or low income to housing cost relationships.

HUD's median family income categories for fiscal year 2004 are in Table III.21 on the following page.

HUD's definition of a cost burden is when at least 30%⁴ of a household's monthly income is spent on housing costs, including utilities such as energy. HUD's definition of a severe cost burden is when 50% or more of monthly income is spent on housing costs.

Cost burden thresholds based on 30% and 50% of a household's monthly income were calculated for each of HUD's three income categories noted above. Detail by county is in Table III.22 following.

⁴ HUD's 30% calculation has become standard practice. Many lenders prefer a ratio of 30% or less of income to principal, interest, insurance (property and mortgage) and taxes.

TABLE III.21
HUD MEDIAN FAMILY INCOME (MFI) CATEGORIES
Fiscal Year 2004

County	2004 Median Family Income	Income Limits For a Four-Person Household		
		0-30% of Median Family Income	31-50% of Median Family Income	51-80% of Median Family Income
		30% of Median Family Income	Very Low Income	Low Income
Beaverhead	\$44,700	\$13,750	\$22,950	\$36,700
Big Horn	\$36,900	\$13,750	\$22,950	\$36,700
Blaine	\$36,800	\$13,750	\$22,950	\$36,700
Broadwater	\$41,900	\$13,750	\$22,950	\$36,700
Carbon	\$44,500	\$13,750	\$22,950	\$36,700
Carter	\$36,800	\$13,750	\$22,950	\$36,700
Cascade	\$45,300	\$13,750	\$22,950	\$36,700
Chouteau	\$36,500	\$13,750	\$22,950	\$36,700
Custer	\$45,900	\$13,750	\$22,950	\$36,700
Daniels	\$40,700	\$13,750	\$22,950	\$36,700
Dawson	\$44,900	\$13,750	\$22,950	\$36,700
Deer Lodge	\$41,500	\$13,750	\$22,950	\$36,700
Fallon	\$42,500	\$13,750	\$22,950	\$36,700
Fergus	\$42,100	\$13,750	\$22,950	\$36,700
Flathead	\$47,200	\$14,150	\$23,600	\$37,750
Gallatin	\$56,000	\$16,800	\$28,000	\$44,800
Garfield	\$33,500	\$13,750	\$22,950	\$36,700
Glacier	\$37,400	\$13,750	\$22,950	\$36,700
Golden Valley	\$40,500	\$13,750	\$22,950	\$36,700
Granite	\$38,400	\$13,750	\$22,950	\$36,700
Hill	\$44,400	\$13,750	\$22,950	\$36,700
Jefferson	\$53,200	\$15,950	\$26,600	\$42,550
Judith Basin	\$40,400	\$13,750	\$22,950	\$36,700
Lake	\$40,800	\$13,750	\$22,950	\$36,700
Lewis and Clark	\$55,000	\$16,500	\$27,500	\$44,000
Liberty	\$45,200	\$13,750	\$22,950	\$36,700
Lincoln	\$37,000	\$13,750	\$22,950	\$36,700
Madison	\$41,700	\$13,750	\$22,950	\$36,700
McCone	\$40,600	\$13,750	\$22,950	\$36,700
Meagher	\$38,500	\$13,750	\$22,950	\$36,700
Mineral	\$37,800	\$13,750	\$22,950	\$36,700
Missoula	\$52,800	\$15,850	\$26,400	\$42,250
Musselshell	\$37,100	\$13,750	\$22,950	\$36,700
Park	\$46,800	\$14,050	\$23,400	\$37,450
Petroleum	\$32,600	\$13,750	\$22,950	\$36,700
Phillips	\$40,300	\$13,750	\$22,950	\$36,700
Pondera	\$42,200	\$13,750	\$22,950	\$36,700
Powder River	\$40,100	\$13,750	\$22,950	\$36,700
Powell	\$41,300	\$13,750	\$22,950	\$36,700
Prairie	\$37,800	\$13,750	\$22,950	\$36,700
Ravalli	\$45,300	\$13,750	\$22,950	\$36,700
Richland	\$44,600	\$13,750	\$22,950	\$36,700
Roosevelt	\$32,800	\$13,750	\$22,950	\$36,700
Rosebud	\$47,900	\$14,350	\$23,950	\$38,300
Sanders	\$35,600	\$13,750	\$22,950	\$36,700
Sheridan	\$39,300	\$13,750	\$22,950	\$36,700
Silver Bow	\$44,300	\$13,750	\$22,950	\$36,700
Stillwater	\$58,900	\$17,650	\$29,450	\$47,100
Sweet Grass	\$44,800	\$13,750	\$22,950	\$36,700
Teton	\$43,600	\$13,750	\$22,950	\$36,700
Toole	\$46,900	\$14,050	\$23,450	\$37,500
Treasure	\$40,000	\$13,750	\$22,950	\$36,700
Valley	\$46,300	\$13,900	\$23,150	\$37,050
Wheatland	\$36,100	\$13,750	\$22,950	\$36,700
Wibaux	\$38,700	\$13,750	\$22,950	\$36,700
Yellowstone	\$53,600	\$16,100	\$26,800	\$42,900
Montana Average	\$42,470	\$14,073	\$23,483	\$37,556

TABLE III.22
MONTHLY COST BURDEN AND SEVERE COST BURDEN THRESHOLDS

Based on HUD's Median Family Income (MFI) - Fiscal Year 2004

County	Monthly Cost Burden Thresholds - 30%				Monthly Severe Cost Burden Thresholds - 50%			
	Monthly 2004 MFI	For a Four-Person Household			Monthly 2004 MFI	For a Four-Person Household		
		0-30% MFI	31-50% MFI	51-80% MFI		0-30% MFI	31-50% MFI	51-80% MFI
Beaverhead	\$1,118	\$344	\$574	\$918	\$1,863	\$573	\$956	\$1,529
Big Horn	\$923	\$344	\$574	\$918	\$1,538	\$573	\$956	\$1,529
Blaine	\$920	\$344	\$574	\$918	\$1,533	\$573	\$956	\$1,529
Broadwater	\$1,048	\$344	\$574	\$918	\$1,746	\$573	\$956	\$1,529
Carbon	\$1,113	\$344	\$574	\$918	\$1,854	\$573	\$956	\$1,529
Carter	\$920	\$344	\$574	\$918	\$1,533	\$573	\$956	\$1,529
Cascade	\$1,133	\$344	\$574	\$918	\$1,888	\$573	\$956	\$1,529
Chouteau	\$913	\$344	\$574	\$918	\$1,521	\$573	\$956	\$1,529
Custer	\$1,148	\$344	\$574	\$918	\$1,913	\$573	\$956	\$1,529
Daniels	\$1,018	\$344	\$574	\$918	\$1,696	\$573	\$956	\$1,529
Dawson	\$1,123	\$344	\$574	\$918	\$1,871	\$573	\$956	\$1,529
Deer Lodge	\$1,038	\$344	\$574	\$918	\$1,729	\$573	\$956	\$1,529
Fallon	\$1,063	\$344	\$574	\$918	\$1,771	\$573	\$956	\$1,529
Fergus	\$1,053	\$344	\$574	\$918	\$1,754	\$573	\$956	\$1,529
Flathead	\$1,180	\$354	\$590	\$944	\$1,967	\$590	\$983	\$1,573
Gallatin	\$1,400	\$420	\$700	\$1,120	\$2,333	\$700	\$1,167	\$1,867
Garfield	\$838	\$344	\$574	\$918	\$1,396	\$573	\$956	\$1,529
Glacier	\$935	\$344	\$574	\$918	\$1,558	\$573	\$956	\$1,529
Golden Valley	\$1,013	\$344	\$574	\$918	\$1,688	\$573	\$956	\$1,529
Granite	\$960	\$344	\$574	\$918	\$1,600	\$573	\$956	\$1,529
Hill	\$1,110	\$344	\$574	\$918	\$1,850	\$573	\$956	\$1,529
Jefferson	\$1,330	\$399	\$665	\$1,064	\$2,217	\$665	\$1,108	\$1,773
Judith Basin	\$1,010	\$344	\$574	\$918	\$1,683	\$573	\$956	\$1,529
Lake	\$1,020	\$344	\$574	\$918	\$1,700	\$573	\$956	\$1,529
Lewis and Clark	\$1,375	\$413	\$688	\$1,100	\$2,292	\$688	\$1,146	\$1,833
Liberty	\$1,130	\$344	\$574	\$918	\$1,883	\$573	\$956	\$1,529
Lincoln	\$925	\$344	\$574	\$918	\$1,542	\$573	\$956	\$1,529
Madison	\$1,043	\$344	\$574	\$918	\$1,738	\$573	\$956	\$1,529
McCone	\$1,015	\$344	\$574	\$918	\$1,692	\$573	\$956	\$1,529
Meagher	\$963	\$344	\$574	\$918	\$1,604	\$573	\$956	\$1,529
Mineral	\$945	\$344	\$574	\$918	\$1,575	\$573	\$956	\$1,529
Missoula	\$1,320	\$396	\$660	\$1,056	\$2,200	\$660	\$1,100	\$1,760
Musselshell	\$928	\$344	\$574	\$918	\$1,546	\$573	\$956	\$1,529
Park	\$1,170	\$351	\$585	\$936	\$1,950	\$585	\$975	\$1,560
Petroleum	\$815	\$344	\$574	\$918	\$1,358	\$573	\$956	\$1,529
Phillips	\$1,008	\$344	\$574	\$918	\$1,679	\$573	\$956	\$1,529
Pondera	\$1,055	\$344	\$574	\$918	\$1,758	\$573	\$956	\$1,529
Powder River	\$1,003	\$344	\$574	\$918	\$1,671	\$573	\$956	\$1,529
Powell	\$1,033	\$344	\$574	\$918	\$1,721	\$573	\$956	\$1,529
Prairie	\$945	\$344	\$574	\$918	\$1,575	\$573	\$956	\$1,529
Ravalli	\$1,133	\$344	\$574	\$918	\$1,888	\$573	\$956	\$1,529
Richland	\$1,115	\$344	\$574	\$918	\$1,858	\$573	\$956	\$1,529
Roosevelt	\$820	\$344	\$574	\$918	\$1,367	\$573	\$956	\$1,529
Rosebud	\$1,198	\$359	\$599	\$958	\$1,996	\$598	\$998	\$1,596
Sanders	\$890	\$344	\$574	\$918	\$1,483	\$573	\$956	\$1,529
Sheridan	\$983	\$344	\$574	\$918	\$1,638	\$573	\$956	\$1,529
Silver Bow	\$1,108	\$344	\$574	\$918	\$1,846	\$573	\$956	\$1,529
Stillwater	\$1,473	\$441	\$736	\$1,178	\$2,454	\$735	\$1,227	\$1,963
Sweet Grass	\$1,120	\$344	\$574	\$918	\$1,867	\$573	\$956	\$1,529
Teton	\$1,090	\$344	\$574	\$918	\$1,817	\$573	\$956	\$1,529
Toole	\$1,173	\$351	\$586	\$938	\$1,954	\$585	\$977	\$1,563
Treasure	\$1,000	\$344	\$574	\$918	\$1,667	\$573	\$956	\$1,529
Valley	\$1,158	\$348	\$579	\$926	\$1,929	\$579	\$965	\$1,544
Wheatland	\$903	\$344	\$574	\$918	\$1,504	\$573	\$956	\$1,529
Wibaux	\$968	\$344	\$574	\$918	\$1,613	\$573	\$956	\$1,529
Yellowstone	\$1,340	\$403	\$670	\$1,073	\$2,233	\$671	\$1,117	\$1,788
Montana Average	\$1,062	\$352	\$587	\$939	\$1,770	\$586	\$978	\$1,565

Comparing these cost burdens thresholds (Table III.22) to the monthly cost of housing (Table III.20), we get a picture of housing affordability:

	MONTHLY HOUSING COST		MONTHLY COST BURDEN THRESHOLD (30% of MFI)		
	3 BDRM RENTAL	3 BDRM PURCHASE	0-30% MFI	31-50% MFI	51-80% MFI
Billings	\$860	\$1,467	\$403	\$670	\$1,073
Great Falls	\$801	\$1,199	\$344	\$574	\$918
Missoula	\$1,024	\$1,956	\$396	\$660	\$1,056
MONTANA AVERAGE	\$694	\$1,292	\$352	\$587	\$939
	MONTHLY HOUSING COST		MONTHLY SEVERE COST BURDEN THRESHOLD (50% of MFI)		
	3 BDRM RENTAL	3 BDRM PURCHASE	0-30% MFI	31-50% MFI	51-80% MFI
Billings	\$860	\$1,467	\$671	\$1,117	\$1,788
Great Falls	\$801	\$1,199	\$573	\$956	\$1,529
Missoula	\$1,024	\$1,956	\$660	\$1,100	\$1,760
MONTANA AVERAGE	\$694	\$1,292	\$586	\$978	\$1,565

Cost burdens are based on median family income for a family of four. The cost burden thresholds are compared to a 3 bedroom home, which would adequately accommodate a family of this size. If the monthly housing cost exceeds the cost burden threshold, a cost burden or severe cost burden exists, and housing is not affordable (i.e.: more than 30% or 50% of a household's income is spent on housing costs).

Looking at the table above, the shaded numbers indicate that a family could not afford to rent or purchase a 3 bedroom unit without incurring a cost burden. The numbers that are bold italics (but not shaded) indicate that a family could not afford to purchase a 3 bedroom unit without incurring a cost burden.

Looking at the table above for the monthly severe cost burden category (50%), in Billings, only the "low income" category (51-80% of median family income) could afford to purchase a 3 bedroom home. The "very low income" category (31-50% of median family income) could not afford to purchase adequate housing and the "30% of median family income" category (extremely low income) could not afford to rent or purchase adequate housing without incurring a cost burden.

These same types of comparisons can be made for other home sizes and areas.

CHAS Data

A special tabulation of Census 2000 data, typically referred to as the "CHAS Data"⁵, tabulates the percentage of households by county that have a cost burden and the

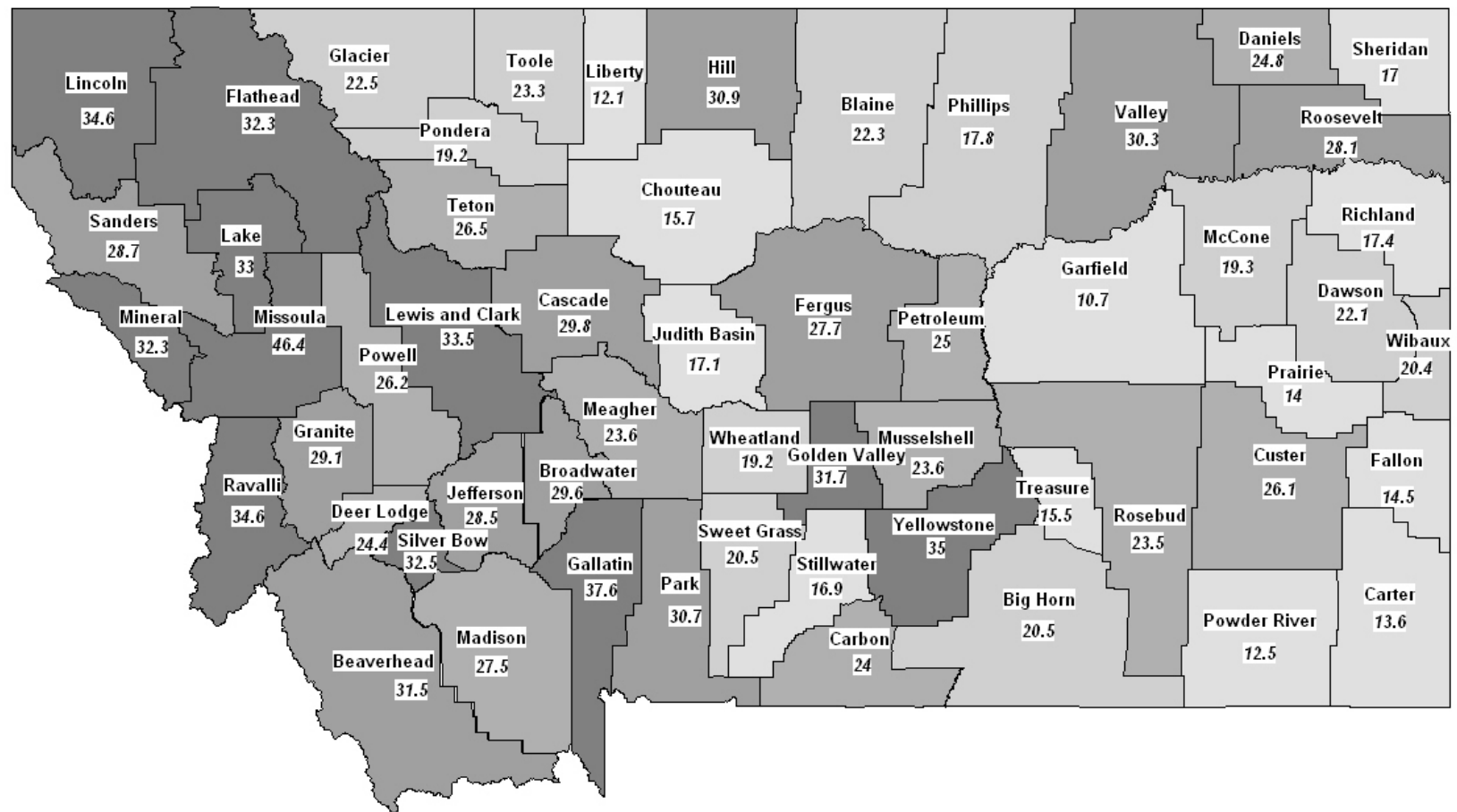
⁵ "CHAS" refers to the Comprehensive Housing Affordability Strategy which is part of the National Affordability Housing Act of 1991.

percentage households that have a severe cost burden. (Additional tabulations by household type for each county are contained in the appendix.)

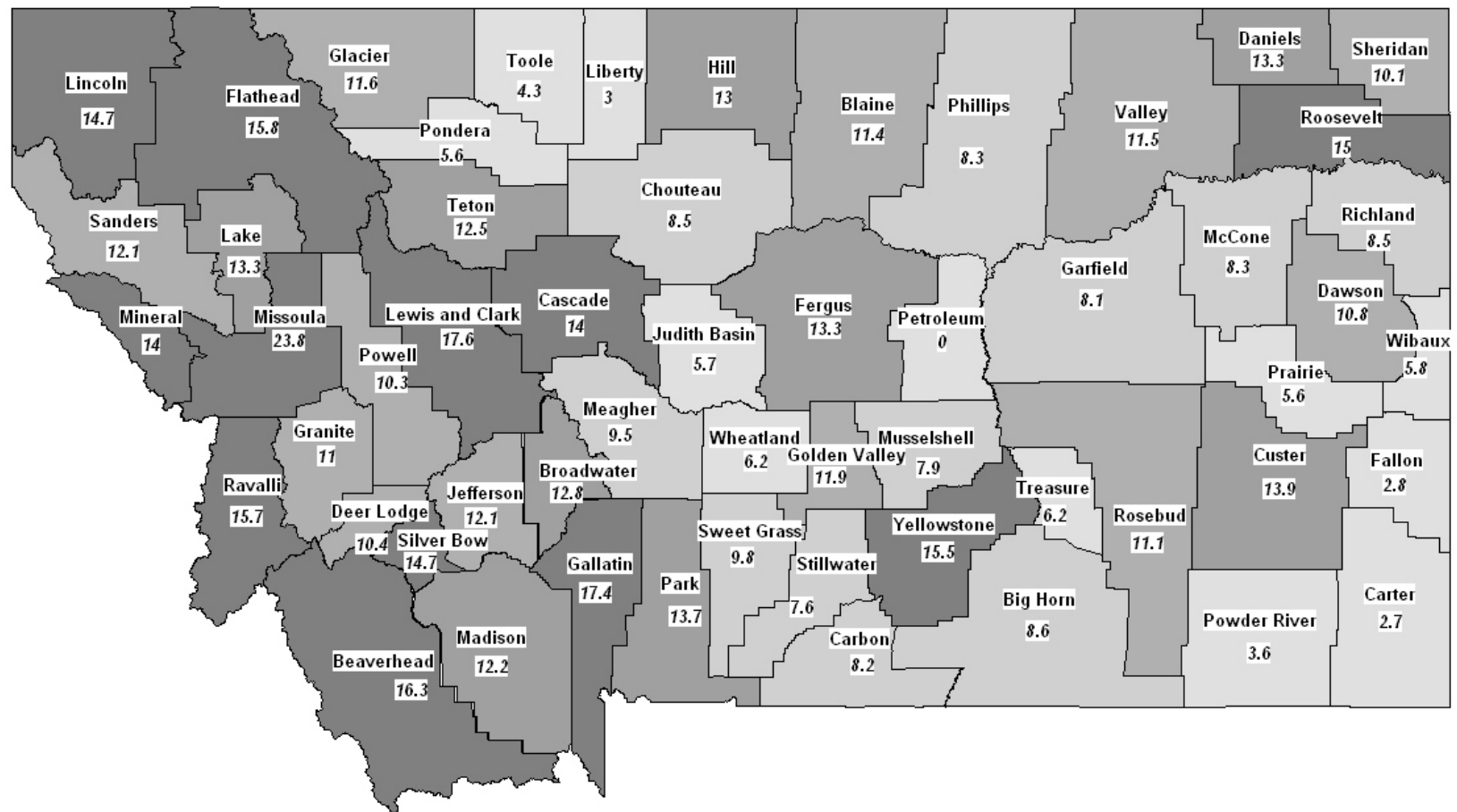
Maps showing cost burden and severe cost burden for renter households and owner households follow.

- Percent of Renters with a Cost Burden
- Percent of Renters with a Severe Cost Burden
- Percent of Owners with a Cost Burden
- Percent of Owners with a Severe Cost Burden

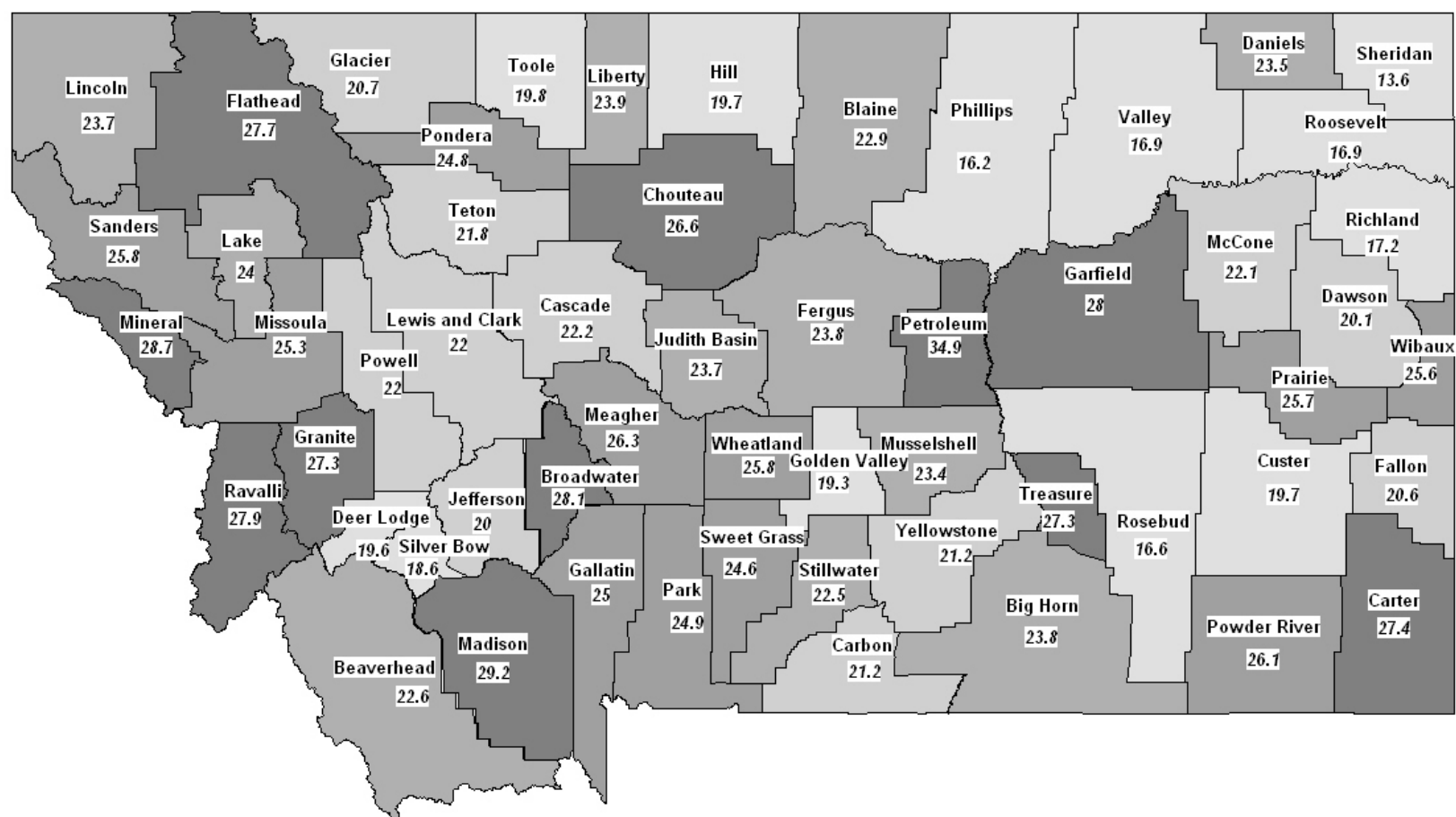
Percent of Renter Households with a Cost Burden - Census 2000



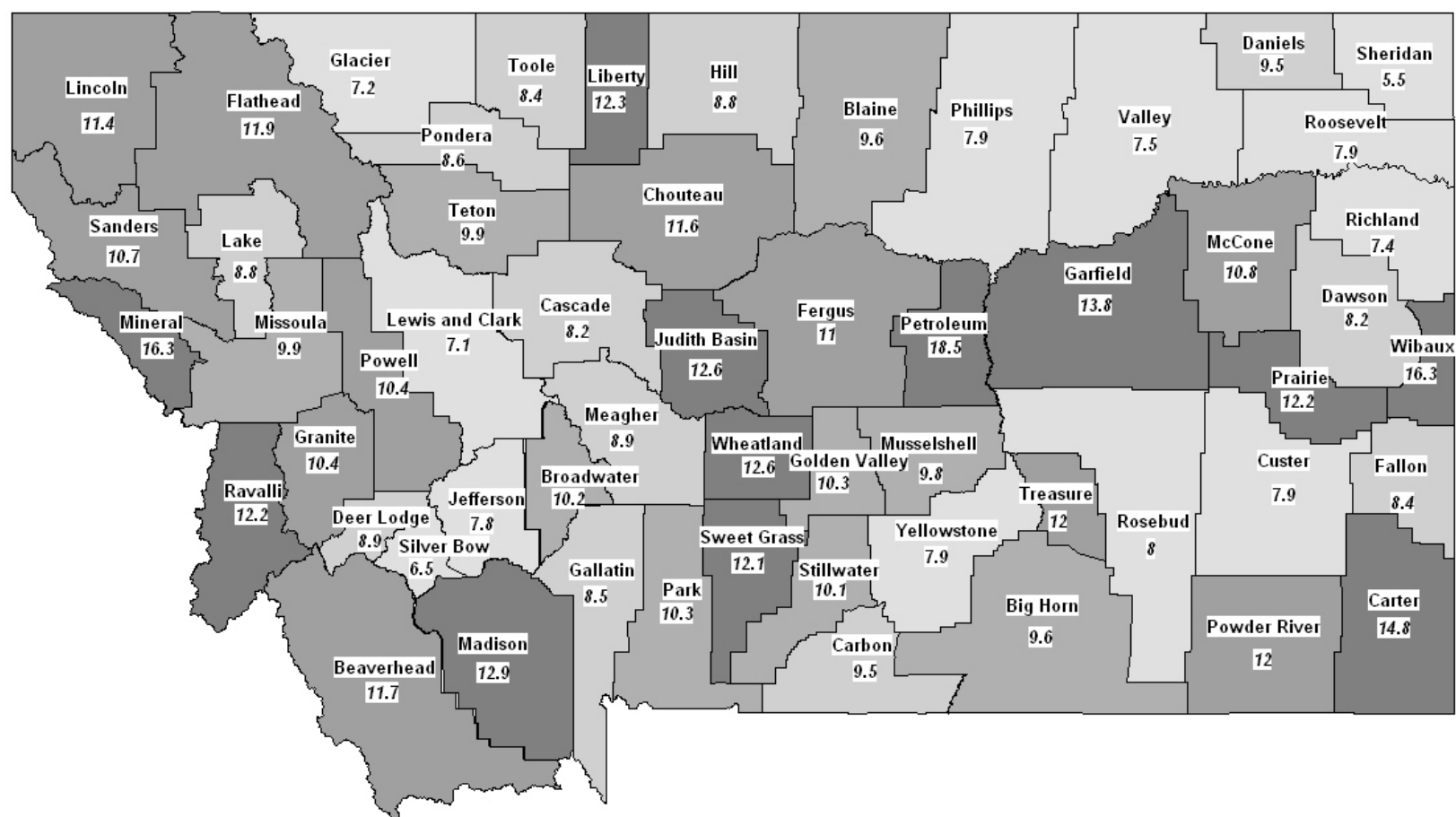
Percent of Renter Households with a Severe Cost Burden - Census 2000



Percent of Owner Households with a Cost Burden - Census 2000



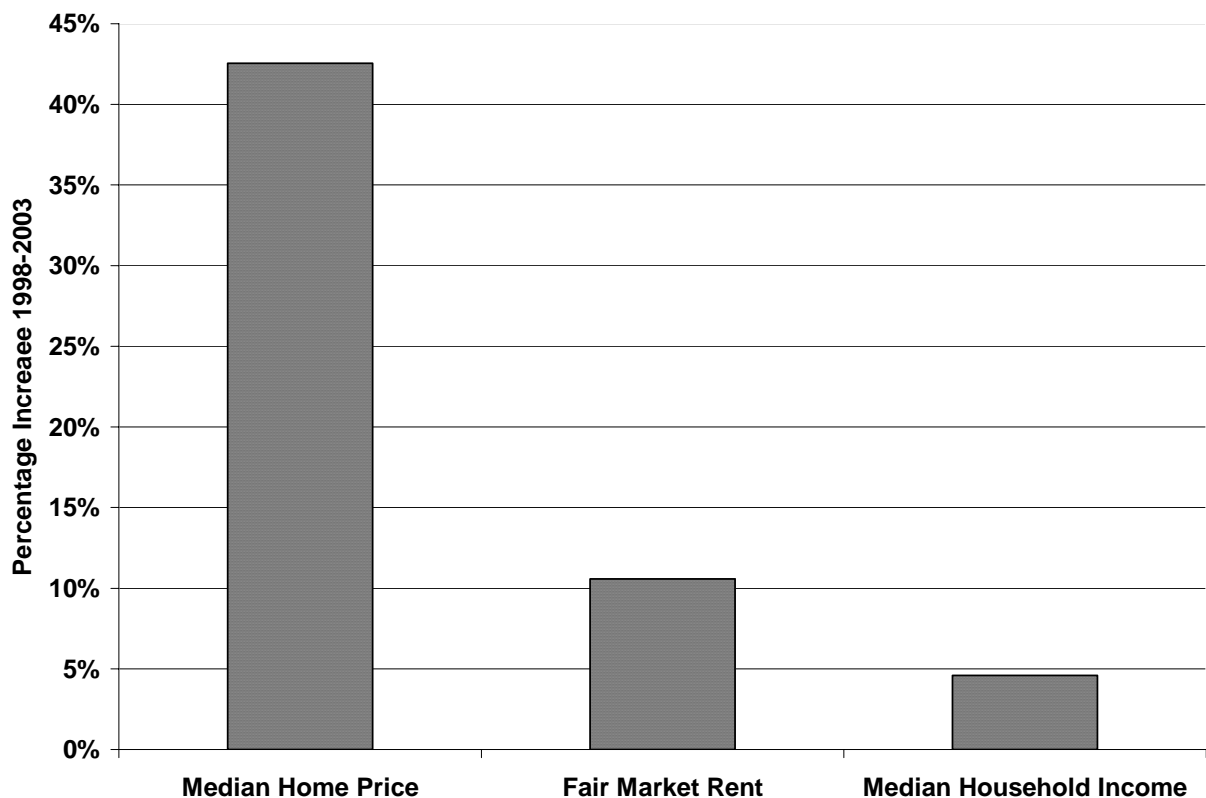
Percent of Owner Households with a Severe Cost Burden - Census 2000



SUMMARY

Affordability and attainability continue to be a concern for many households in Montana, not just low income families. Attainability considers whether a household is willing to pay up to 30% or more of its income for housing, and whether a household is able to obtain a 10% down payment or a rental deposit. The chart below compares the increase in the existing median housing price⁶ to the increase in fair market rent⁷ and finally the increase in median household income⁸.

**Percent Increase in Housing Price and Rental Rates versus Income in Montana
1998-2003**



⁶ From Montana Board of Housing annual "Price of Housing in Montana" report.

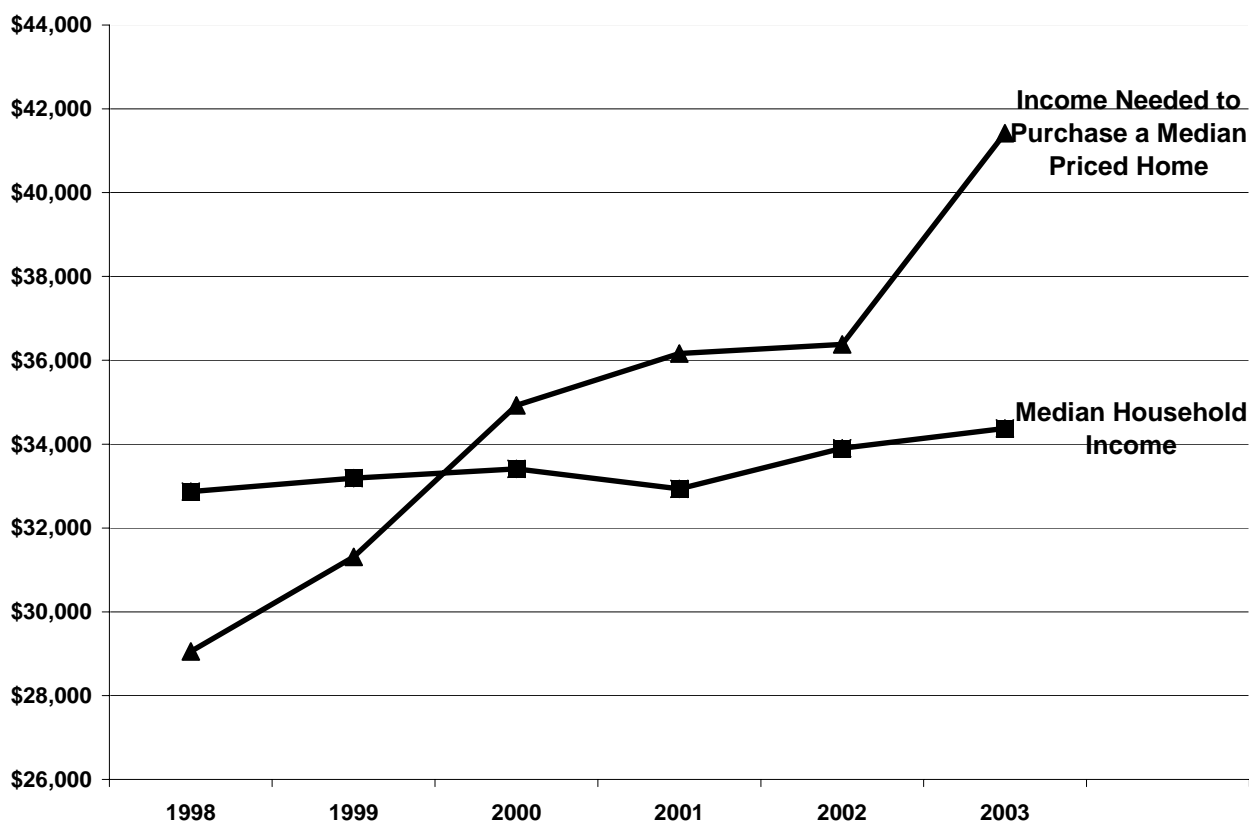
⁷ HUD annual estimate; represents the amount where 60% of rents are above and 40% of rents are below for standard quality rental housing; includes utilities.

⁸ Three year average median income from the U.S. Census Bureau.

Clearly, the median home price, and to a lesser degree, fair market rent, have increased much more than median household income, bringing attainability into question. The median home price has increased 43% from 1998 to 2003; the fair market rent has increased 11%, and median household income has increased 5%.

The income required to purchase a home has been calculated using the existing median home price⁹, the average interest rate (6.40%), closing costs (3.08% of purchase price), property taxes (.0121 per \$1 of value), insurance costs (.0067 per \$1 of value for homeowners insurance and .0065 per \$1 of value for PMI)¹⁰. Utility costs are not included for this analysis. The income required assumes a 10% down payment and 30% ratio of income to principal, interest, insurance and taxes. The down payment percentage and interest rate can change this calculation significantly. While interest rates have been historically low in the recent past, this has not always been the case. The lower interest rates have made homes more attainable for Montanans. Many loans allow a borrower to put down significantly less than 10%; however 10% is used for this calculation. Median household income is compared to the income required to purchase a home in the chart below.

**Annual Cost of a Median Priced Home versus Median Household Income
1998 – 2003**



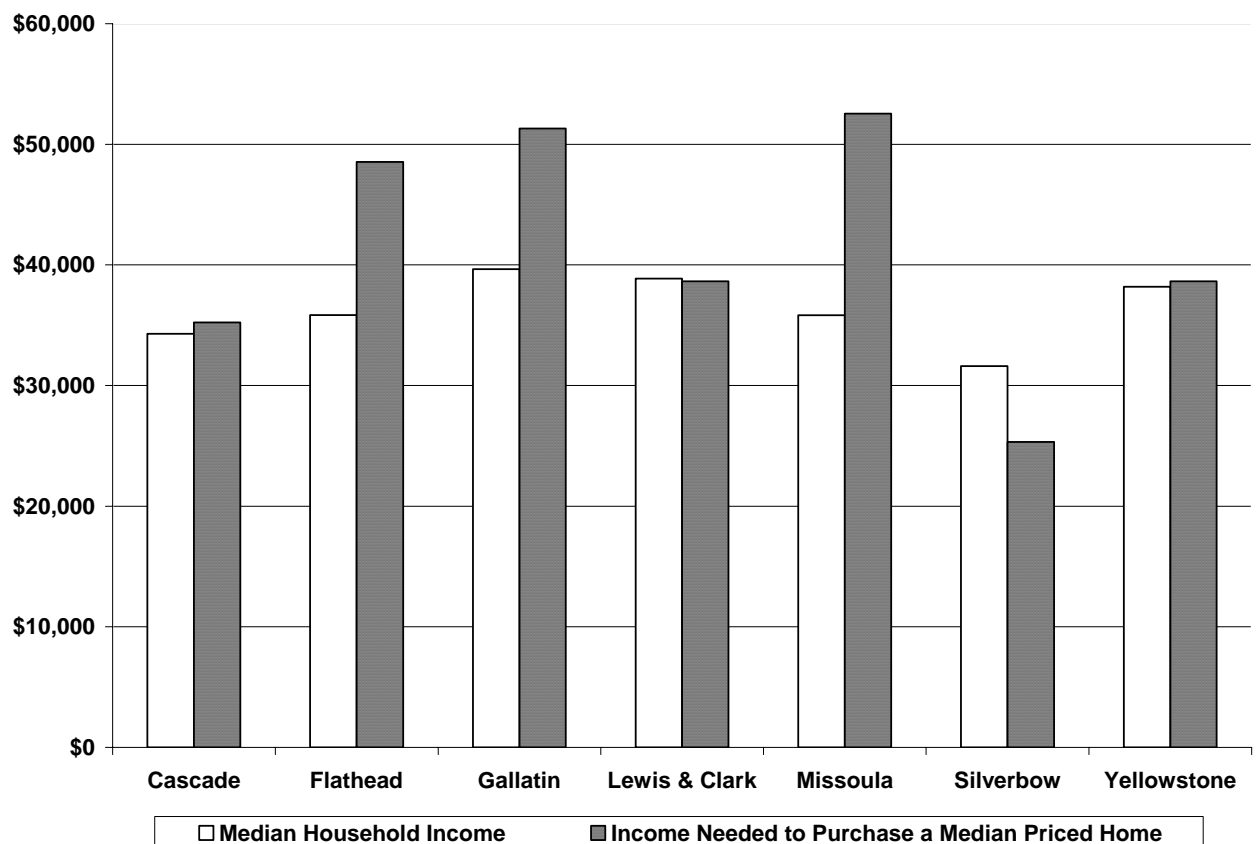
⁹ See footnote 6.

¹⁰ Per survey of bankers and insurance agents conducted in July 2003.

While the income required to purchase a home was almost \$5,000 less than the median household income in 1998, required income has risen at a much faster rate than median household income, and has surpassed median household income since 2000.

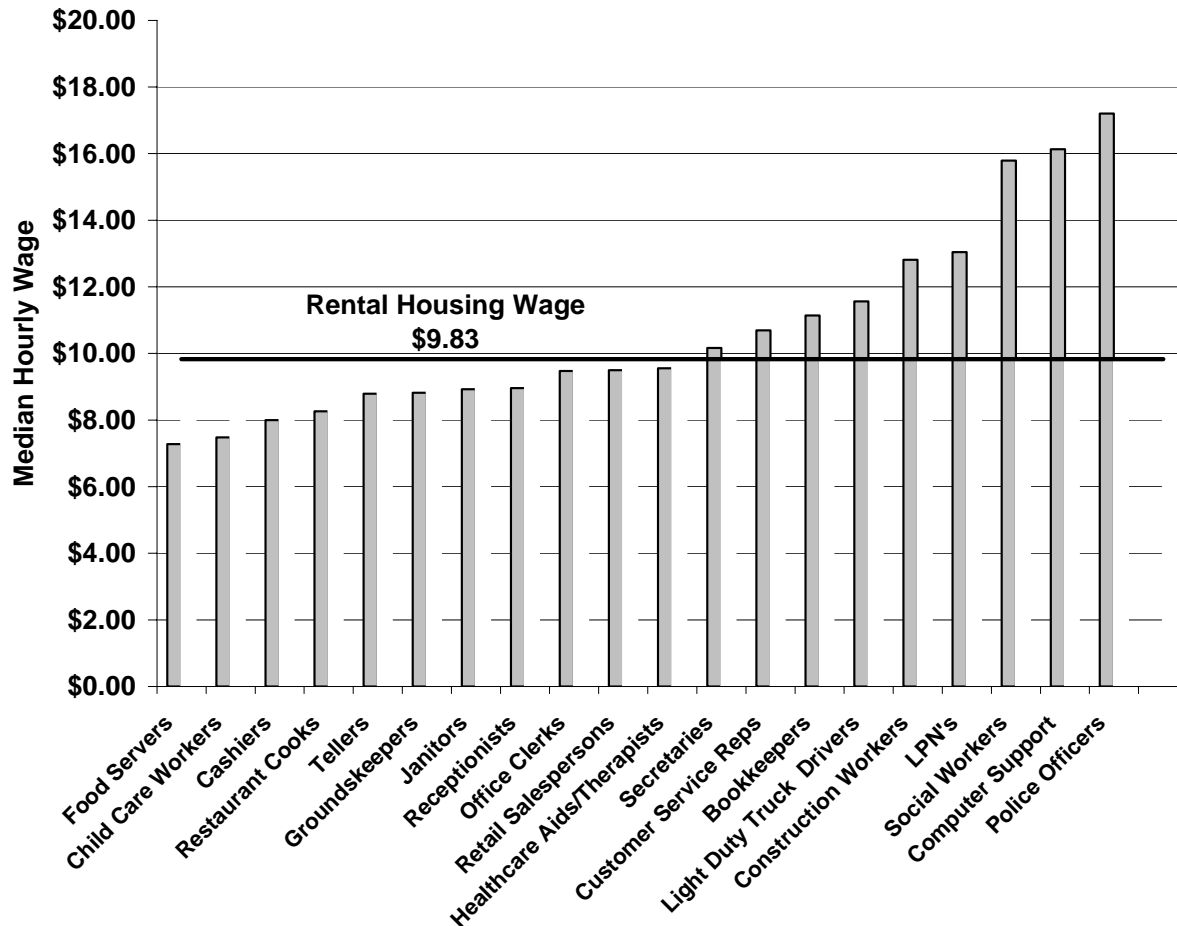
The chart below compares the median income required to purchase a home to the median household income from the Census Bureau in selected counties around the state. The assumptions used for these calculations are the same as the preceding calculations.

**Annual Cost of a Median Priced Home versus Median Household Income
2003**



Renters face a similar challenge. The cost of a three bedroom rental versus the wages of various occupations in Montana is compared in the chart on the next page.

Housing Wage versus Median Wage of Selected Occupations 2003



The rental housing wage is calculated based on renting a two bedroom unit for \$511, including utilities.¹¹ Assuming a 52 week work year, a 40 hour work week, and a ratio of 30% of income to rental costs, the hourly wage needed to afford a two bedroom unit is \$9.83. Eleven out of the 20 occupations shown above earn an average hourly wage¹² less than the amount needed to afford rental housing.

Clearly, an opportunity exists to promote housing incentives to both median income and low income households throughout the state of Montana.

¹¹ See Table III.20.

¹² Average hourly wage for Montana from U.S. Bureau of Labor Statistics.